

79A-89 & 97-103 George Street, Marulan, NSW 2579

Residential Land For Sale

Wednesday, 12 June 2024

79A-89 & 97-103 George Street, Marulan, NSW 2579

Area: 5 m2

Type: Residential Land



Peter Mylonas
0408161628



Baxter van Heyst
0447113025

AUCTION

Ray White Commercial (SC) and Peter Mylonas Property Solutions are pleased to present an exceptional development investment opportunity at 87A-89 and 97-103 George Street, Marulan. This property offers a rare chance to acquire a significant parcel of vacant land with excellent development potential, just under 2 hours from Sydney.

Key Features:

- 87A-89 George Street:**
 - Land Size:** Comprised of 5 separate titles but sold as one parcel
 - Zoning:** E1 under Goulburn Mulwaree Local Environmental Plan 2009, allowing for individual retail, residential, business, entertainment, and community uses (STCA)
 - Services:** Extend along George Street to the middle of the vacant land
 - Included Cottage:** Original cottage on a separate title with a land size of 1,772 sqm, featuring:
 - Huge kitchen with original wood stove
 - Lounge room with open fire
 - 3 large bedrooms and a central hallway
 - Front room ideal for a home office or retail shop
 - Double lock-up garage/shed with concrete floor
- 97-103 George Street:**
 - Land Size:** 11 acres of level ground, ideal for various developments
 - Zoning:** E1, allowing for the construction of infrastructure such as:
 - Child Care Center
 - Medical Center
 - Examinations Completed:** Sub Service Environmental examination by EBG Environmental Geoscience

Location Highlights:

- Prime Position:** Fronting the main precinct of Marulan, making it the last sizable parcel of vacant land in the area
- Accessibility:** Under 2 hours to Sydney CBD, 40 minutes to Bowral, 20 minutes to Goulburn, Under 1.5 hours to Canberra
- Proximity:** Easy on/off access to the main Southern Freeway, providing excellent connectivity

Additional Highlights:

- Investment Potential:** Significant opportunity to develop or sell individual lots, making it a lucrative investment
- Convenience:** Close to major highways, offering a 90-minute commute to Sydney, Canberra, and Wollongong

About Marulan: Marulan is strategically situated parallel to the main Southern Freeway, offering excellent connectivity to major urban centres. This vibrant township is poised for growth, making it an ideal location for residential and commercial development.

87A-89 and 97-103 George Street, Marulan is offered for sale via Auction on Thursday, 20 June 2024, at 10am (AEST). The Auction will be held at Ray White Corporate Office, Level 7, 44 Martin Place, Sydney NSW 2000. For further information, please contact the exclusive selling agents below.