

**D2708 Princes Highway, Wandandian, NSW, 2540**



**House For Sale**

Thursday, 29 August 2024

D2708 Princes Highway, Wandandian, NSW, 2540

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Cindy McGillivray

## **Prime Land Opportunity: 1929m<sup>2</sup> Lot on Princes Highway, Wandandian**

Positioned on the highly visible Princes Highway in Wandandian, this 1929m<sup>2</sup> property offers a unique opportunity for those looking to capitalize on its strategic location and land value. With RU5 zoning, this lot is primed for a variety of development possibilities, whether you're envisioning a custom-built home or a business venture that benefits from highway exposure.

The existing structure on the property is ready to be removed, allowing you to start fresh and make full use of the expansive lot. The sizeable 1929m<sup>2</sup> of land provides ample space for creativity and flexibility in design, catering to both residential and commercial aspirations.

A standout feature of this property is the large, recently-built double garage at the rear. With ample height to comfortably fit a boat and generous space for other storage needs, this shed offers exceptional utility. Whether you need a secure place for vehicles, tools, or recreational equipment, this versatile structure is ready to meet a variety of demands.

Located just 17.9 km from Vincentia Shopping Village and 10.4 km from St Georges Basin Medical Centre, the property offers convenient access to essential services while maintaining a peaceful rural atmosphere. The highway frontage not only ensures excellent visibility but also enhances the potential for a business presence, making this a prime spot for those looking to combine work and lifestyle in one location.

Whether you're a developer, investor, or business owner, this property presents an exceptional opportunity to create something truly special in the heart of Wandandian. The land is waiting for your vision-don't miss the chance to make it yours.

Contact Cindy McGillivray on 0413724446 to arrange an inspection.