

**13 Red Gum Place, Goulburn, NSW, 2580**



**Land For Sale**

Friday, 9 August 2024

13 Red Gum Place, Goulburn, NSW, 2580

Type: Land

## **CDC Dual Occupancy Opportunity!**

To enquire, please email or call 1300 815 051 and enter code 2948

13 Red Gum Place is a 770m<sup>2</sup> vacant parcel of land that is clear of trees and ready for you to construct your dream home or investment property without any Council delays!

This new subdivision was completed by Plan & Co Pty Ltd in 2024 and has been designed to allow you to build under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, and avoid the complex and time consuming process of submitting a development application.

The parcel of land already has two separate sewer ties installed, saving you considerable time and money in application fees and developer contributions - simply contact one of our local architects to enquire about designing your dual occupancy development to the SEPP!

This generous-sized parcel of land is located within a quiet cul-de-sac and adjoins a peaceful bushland reserve to the rear. You'll have plenty of space to build your dream home (and granny flat!), with the kind of space around you that others will envy.

Whether you're a first-time buyer, a builder or an astute investor, this block of land is an excellent opportunity to secure your future in popular East Goulburn. Don't wait - contact us today to learn more about the development potential of this property!

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