

3 Clements St, Crookwell, NSW, 2583



Land For Sale

Wednesday, 31 July 2024

3 Clements St, Crookwell, NSW, 2583

Type: Land

Super-Mega-Awesome-Land

To enquire, please email or call 1300 815 051 and enter code 2633

This land is unlike ANY other you've ever seen, smelled, tasted or even stepped on before.

Equipped with superior technology known as "Grass", Super-Mega-Awesome-Land is an oasis of rest, relaxation and recuperation from all the mayhem and post apocalyptic doom outside your door.

Not only can you walk on it, you can also build on it!

Perfect for when your wife kicks you out of the house for starrng and drooling incessantly at that waitress.

But hey, let's say you want to make some money.

Here's the deal:

You get 2 blocks.

1557m² each.

So 3,114m² total.

You could build 2 houses and make a pretty profit.

Or get a variation done and subdivide both blocks and build 4 houses (and make much MORE than a pretty profit). This is possible because the land is zoned as "medium density housing", unlike other land in Crookwell.

The sky is the limit (though I wouldn't recommend a skyscraper - the friendly Crookwell people might not like that).

Now let's talk pricing.

You get a total of 3,114m² with these blocks.

As of July 2024, you'll pay an average of \$287.50 per square meter of land, which prices Super-Mega-Awesome-Land's 3,114m² at \$895,283.

However, with no services (water, sewer, road or power), we're willing to cut you some slack and give it to you for only \$700,000 total (\$350k per block of 1,557m²).

Insane, we know.

As for the obvious question

If this is such a good deal, why don't we put the services in ourselves?

Simple:

Because my sister and I left Australia during Covid-19 and let's just say it's a little difficult to manage a construction project from the other side of the world. Neither of us plans to return to Australia anytime soon and we'd rather sell it than hold onto it.

So -

If you're a developer, a builder or just an ambitious family man (or woman!), this is for you.

If that sounds interesting to you, then please - send us a message.

- John

PS. We can also provide you with the engineering drawings we had done for the road, sewer etc. free of charge if you buy the land (\$6,600 value).

P.P.S. None of this is financial/business advice. Do your own research and talk to your own experts. Obviously.

P.P.P.S. More details on the services:

Water and Sewer: Connected By Council once a DA has been lodged. Pricing TBC by council. Possibly part of developer contributions.

- Water to be connected to town reticulated water supply 100mm connection to exiting line on Stephenson St (approx. 80m)
- Sewer to be connected to town sewerage by mains extension extend main from Stephenson or Tait St (both approx. 180-190m)

Roads:

Construct from intersection of Stephenson St to frontage of Lot 3 & 4 On Clements St (approx. 90m)

- Minimum 200mm compacted approved gravel
- Minimum 7m wide sealed carriageway (2 coat bituminous seal)
- Mountable Kerbing

Electricity:

- Liaise with Essential Energy or other accredited providers as to availability. Would be applicable once a DA has been lodged. The electricity connection is available on the corner of Stephenson St (approx. 70m away).

Once constructed to Council's standards - Council will inherit the assets and will maintain as required.

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