

**45-47 Loch Street, Ganmain, NSW, 2702**



**Land For Sale**

Monday, 23 September 2024

45-47 Loch Street, Ganmain, NSW, 2702

Type: Land

## **It's Shady & Sunny ...Fully Fenced Land ...Ready to Build on!**

The peace and joys of country living (including community, fresh air, security, large vege patch and birds singing in nearby trees) can be yours with this 2023sqm block of land, (can also be subdivided into 2 separate lots) conveniently located within the beautiful historic township of Ganmain. This delightful flat block in a quiet street is surrounded by beautiful mature shade trees and established homes.

- Fully fenced with attractive gated front fence
- Ability to subdivide into 2 separate Lots
- Rear lane and no neighbours at the rear
- Water, power and sewer services all available to connect
- Some magnificent mature trees on the block, but also plenty of clear land so you can select the ideal position for your north-facing country home

### **COUNTRY CONVENIENCE**

- The verandahed red-brick shops include the beautiful Café (popular for home cooked meals and cakes) and Ganmain Bakery (famous for their pies) (just 1.2 km); clinic (1.1 km); the grand Royal and Ganmain Hotels (850m-1.2 km)
- Friendly local sports club with good food, bowls club and golf club (1.1 km walk); swimming pool (350m); oval (450m); Boggy Creek walking track (1.3 km); Ganmain State Forest (8 km)
- Zoned for Ganmain Public School (a 650m walk) and Coolamon Central School (15.5 km), with a local preschool (500m) and St Brendan's Primary School (350m)
- Ganmain coach stop (750m walk) for Wagga Wagga and beyond
- Coolamon with hospital, Foodworks, shops and restaurants (11 min), Narrandera (35 min) and Wagga Wagga (the largest inland city in NSW, 39 min). Also Gundagai (118 km), Albury (162 km), Canberra (268 km), Sydney and Melbourne (both 480 km)

Live the rural lifestyle with the convenience of being within a charming and friendly country town. Call Marya today on 0425 275 555 to learn more or to arrange a visit.