

# 45 Byron Road, Tahmoor, NSW, 2573



## Land For Sale

Thursday, 22 August 2024

45 Byron Road, Tahmoor, NSW, 2573

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Type: Land**



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## Premium Land Banking Opportunity!

Near 8 Acre\* block in the heart of Tahmoor!

Currently stands a colonial farm-style two story house, with weather board cladding and a wide veranda which runs along two sides of the house facing native bush. Room for horses or other stock; two intermittent creeks on property. Position of the house allows for easy extensions and the property lends itself to potential bed and breakfast opportunities or retirement living.

- Walking distance to the shops, public school and train station
- Large plot of land just shy of 8 acres at 30,669 m<sup>2</sup>
- Lovely house with plenty of potential with some TLC
- Large 13m x 7m padded studio room that has been used as a music room for over 3 decades
- Abundance of birds and other wildlife for nature-lovers, property is home to wallabies and wombats alike
- Town water
- NBN and telephone lines connected

As well as easy access to the Hume highway and 45 minutes\* to the beaches of Wollongong.

Opportunities like this do not come around often!

With the area earmarked for R2 Zoning in the near future, this is an ideal land banking opportunity!

Take advantage of buying now before the rezone pushes the price through the roof!!

**MUST BE SOLD!!!**

(\* approximately)

Disclaimer: All information contained herein is gathered from 3rd party sources we believe reliable. We have no reason to doubt the accuracy of this information however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.