

**Lot 6, 18 Eagle Street, Gundagai, NSW 2722**



**Sold Lifestyle**

Friday, 1 September 2023

Lot 6, 18 Eagle Street, Gundagai, NSW 2722

Type: Lifestyle



Marya Stylli

**\$300,000**

If you are coming from the city, this property will literally be a breath of fresh air. The stunningly beautiful acreage of over six acres is one of the last large Residential parcels of land available near South Gundagai (& Gundagai itself). You have plenty of options for siting a rural getaway, or your country dream home (Subject To Council Approval): Perhaps in a flat open section at the end of the existing winding road, or maybe nestled amongst the trees, or in an elevated position with panoramic views of your own creek & the nearby township, Murrumbidgee River & majestic rolling hills... For the property developer, the residential zoning means the land can be subdivided into numerous parcels (Subject To Council Approval). THIS PROPERTY COULD NOT BE ANY MORE SCENIC OR PEACEFUL. The gated frontage opens to a winding gravel road through the property that captures some of the best views along the way. Varied trees in your own little forest provide shade & protection from erosion of the creek banks. Access to town water, power & sewer. The pristine land is fully fenced, with two fenced paddocks for rotation. Includes a natural seasonal creek, a handy old shearing shed & sheep yard. Ready for grazing stock, hobby farming & perfect for future subdivision. Residential block but with country convenience! McDonald's, Hungry Jack's & Coles Express (1.5 km); historic Old Bridge Inn (a 300m stroll); main street (1.6 km); Foodworks (1.8 km); Woolworths (2.1 km); medical centre (1.5 km) & Hospital (3.6 km). Zoned for Gundagai South Public School (just a 450m walk) & Gundagai High School (3 km), with St Patrick's Catholic Primary School (1.8 km). Easy walk to the river for fishing, boating, swimming or strolling. Easy access to the Hume Highway; also have a short-cut to Gundagai town centre via the nearby bridge over the Murrumbidgee River. This glorious property has it all – access to town water, power & sewer; fully fenced with trees, creek, flat pastures & hills; & with sweeping views of the river, township & hills – so contact Marya today on 0425 275 555 for further information or to arrange an inspection of this enduring delight.