

17 & 19 Hill Street, Ganmain, NSW 2702

Residential Land For Sale

Tuesday, 25 June 2024



17 & 19 Hill Street, Ganmain, NSW 2702

Area: 1012 m2

Type: Residential Land



Chris Ward
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\$199,000 each

Escape to the charm of rural living without sacrificing modern comforts in this picturesque block in Ganmain, NSW. Situated on a generous quarter-acre block of over 1012sqm, this property boasts a habitable shed ready for approval, allowing you to inhabit in while you build your dream home. (Block 17 has council approval in place for conversion) Architecturally designed home plans are available to complement the block, taking full advantage of the north-facing windows and wraparound cemented verandah. The shed's open-plan layout features hardy concrete flooring and soaring raked ceilings, perfect for adding a mezzanine level addition. A separate modern bathroom and kitchenette make this shed a functional and comfortable dwelling. The impressive wrap around veranda adds to the flexibility of the structure with ample storage and shelter. Located in the heart of Ganmain, this property offers easy access to town centre amenities, including shops, eateries, parks, sports facilities, school, and bus stop. You'll be just 14 minutes from Coolamon and 40 minutes from Wagga Wagga, making it the perfect blend of country charm and convenience. Don't miss this unique opportunity to create your dream home in a peaceful rural setting. Contact us today to schedule a viewing and start building your country oasis! Disclaimer: We have obtained all information in this document from sources we believe to be reliable, however we cannot guarantee its accuracy. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained herein. Prospective purchasers are advised to carry out their own enquiries to verify the information contained in this document