

Lot 9B, 64 Porcupine Lane, Tamworth, NSW 2340

Residential Land For Sale

Monday, 8 July 2024

Lot 9B, 64 Porcupine Lane, Tamworth, NSW 2340

Area: 2 m2

Type: Residential Land



David Doherty
0267666122



Margo Taggart
0267666122

\$325,000

Call First National Real Estate Tamworth on (02) 67666122. Lot 9B in Deposited Plan 407431 (2.84 Hectares – 7 Acres). Often sought and seldom found this vacant small acreage lot offers you the chance to get some space around you and build your home of choice. The lot enjoys a slight elevation that gives you a picturesque view out towards the surrounding mountains. Approximately 15kms from Tamworth, just off the New England Highway, and moments from the Village of Kootingal, being close to shops & choice of schooling options. This lot includes a holding dam as a wonderful value add and feature to your lifestyle, and has an existing internal fence giving you two paddocks to choose from. There are numerous building site opportunities to choose from. Building Permissibility – subject to Council Approval for your dream home. Water – there is no town water provided to the lot. The lot has been water divined with numerous locations suggested. Power – there is no power provided to the lot. An easement to allow connection to the main power grid is included as an option if chosen. Access – a 10 mtr wide ‘legal right of way’ easement provides unrestricted access to the lot from Porcupine Lane. Soil – the soil is mostly granite currently with lots of feed growth. Fencing – on settlement the boundary will include all boundary fencing so you can just start living and enjoying. Council rates are yet to be advised. There are no Council water rates. Contact: David Doherty 0417-288 545 Principal Margo Taggart 0427-167 282 Principal First National Real Estate Tamworth (02) 67666122 Disclaimer: We have not verified whether or not that the information in this advertisement is accurate and we do not have any belief one way or the other of its accuracy. All purchasers must rely completely upon their own inquiries before purchasing. Kamilaroi Country - First National Real Estate Tamworth proudly acknowledges the Kamilaroi people as the Traditional Custodians of the land we live & work, and their continued connection to land, water and culture. We offer our respects to Elders past, present. First National Real Estate Tamworth is Tamworth furnished accommodation; strata management agents in Tamworth; residential sales in Tamworth; property management agents in Tamworth; rural sales agents in Tamworth; and licensed auctioneers. First national real estate fnre Tamworth nsw tamworth best agent in Tamworth sell my home in tamworth firstnationalrealestatetamworthgooglereview whotocallwhensellinginTamworth margoTaggart daviddoherty bestreviewsinTamworth mostprofessionalagentinTamworth sellingintamworth soldintamworth tamworth realestate tamworthrealestate firstnationaltamworth firstnationalrealestatetamworth forsaleintamworth realestateforsaleintamworth realestatesoldintamworth bestagenttouseintamworth tamworthrealestateagents sellmyhomeintamworth findagenttosellmyhomeintamworth soldintamworth