



Uniting people with property... since 1986



Lot 14/200 Mount Hercules Road Razorback NSW

4 2 6

Price : \$ 852,500

Land Size : 4.82 Acres

View : <https://www.acreagesales.com.au/2346869>



Edwin Borg
0418236274



You better be quick folks because I am telling you for a fact; this listing will be lucky to last past its first open inspections. Packed to the rafters with potential, character and value, this property offers the perfect opportunity to get into the acreage market at an affordable price, which as you all know is getting harder and harder to find in this market.

The beauty of this property is that you already have all the infrastructure to move straight in and either build your dream home straight away (subject to council approval) or whenever you like, as there is a council approved building envelope at the top of the hill, affording beautiful views of the property and beyond.

As it stands, the property comprises of a cosy original old and charming 2/3 bedroom cottage with original wood burning fire, 2 bathrooms plus a facility for a granny flat (subject to council approval), cracker American Barn shed which is approx. 15m x 12m in size that is sure to please, a 2nd shed and a large undercover entertaining area. There is established gardens and trees, dog enclosure, chook pen and 2 substantial dams.

The best part of this property is that it is situated on approx. 5 acres (approx. 2.02 Ha), is only 8 minutes from Camden, 10 minutes from Picton and the fact that the vendors are extremely motivated. Just look at the price and what's out there and do the math for yourself. Call Brett Tully today on 4774 8222 or 4657 2166 to book an inspection or for further enquiries!

Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospect purchasers are to rely on their own enquiries.