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140 Shelleys Lane Thirlmere NSW

3 1 1

Price : Offers Above \$2,500,000

Land Size : 3 ha

View : <https://www.acreagesales.com.au/7006920>



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Strategically positioned just a stone's throw away from existing residential zoning areas, this property is primed for future development potential. It ticks all the boxes for any smart investor, having mains water, gas, and power running conveniently alongside the property boundary, streamlining the process for future utility connections.

A sewer pumping station situated approximately 230 meters away, adds to the convenience and feasibility of future development plans. Currently zoned RU4, the property's corner block status and availability of essential services lay the foundation for potential development (STCA - Subject to Council Approval).

The property boasts existing assets including a charming three-bedroom timber-clad home and a spacious shed.

Situated just approximately 5.7 kilometers from Tahmoor train station, the property offers excellent connectivity to transportation networks.

Don't miss this opportunity!

Other features:

- Approximately 7.49 acres (approx. 3.03 ha)
- Gas & NBN available at the street
- Town water
- Corner block
- Council: Wollondilly

* Please note that all webpage enquiries require a contact number AND an email address. Enquiries that do not have this information will not receive a response.

* 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, prospective purchasers are to rely on their own enquiries.