



# SOLD

## 3/4 ACRE TO BUILD ON !

Big block, big opportunities or options in a friendly town with all the extras.

Features of the block is

- 3237 square metres or about 3/4 of an acre .
- Power & water available.
- Rear lane & side access
- Zoned RU1 Primary Production but can build dwelling.
- Quiet lifestyle
- Affordable rates.
- Very close to town centre.
- Flat block of land to build on . This area is flood liable . So would need to build up not on slab.
- Title Particulars 114/750867

All are located in the community-orientated village of Ardlethan.

1 hour from Wagga or Griffith.

Has a supermarket, cafe, newsagent, post office, and electrical retailer and rural merchandise store, school, medical center, hotel, motel, caravan park, and much more a real surprise package.

State rail bus services are available and connect to the XPT at Cootamundra for travel to Sydney, Melbourne, and Canberra.

Good, big blocks with many options & easy access off Main Highway.

Contact Mark Killian 0427027372 @ Realty with any questions

0 BED | 0 BATH | 0 CAR

**PRICE:**  
\$43,000

**OPEN FOR INSPECTION:**  
N/A



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