



# FOR SALE

## LAND FOR SALE

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Discover a rare opportunity in the historic heart of Condobolin, where the majestic Lachlan River meets the Goobang Creek. This residential property on Scott Street places you at the doorstep of one of New South Wales' most characterful rural communities.

Positioned in a town steeped in Australian heritage, this property offers an authentic country lifestyle while maintaining modern conveniences. The location provides front-row seats to the natural beauty that inspired Banjo Paterson's famous poem "Clancy of the Overflow," with the legendary Overflow Station nearby.

The property benefits from Condobolin's perfect blend of rural charm and essential amenities. The town center offers a range of services while maintaining its friendly, close-knit community atmosphere. Weather your looking to build an investment property or you family home these lots won't last long.

#### Key location highlights:

- Walking distance to local shops and services
- Close proximity to the historic railway station with connections to Sydney and Broken Hill
- Near the junction of the Lachlan River and Goobang Creek
- Short drive to various heritage-listed sites including the beautiful All Saints' Anglican Church

#### Community and lifestyle benefits include:

- Active sporting community with strong rugby league presence
- Annual Condobolin Show featuring livestock exhibitions and family entertainment
- Exciting Condo 750 cross country rally event
- Rich arts and cultural heritage
- Strong agricultural community

The property enjoys Condobolin's enviable climate, with sunny days throughout the year, making it perfect for outdoor living. The town's strategic location, 463 kilometers west of Sydney, provides the perfect balance between accessibility and peaceful country living.

For families, Condobolin offers excellent educational opportunities and a safe, nurturing environment where children can thrive. The strong community spirit is evident in the numerous

0 BED | 0 BATH | 0 CAR

#### PRICE:

\$235,000

#### OPEN FOR INSPECTION:

N/A



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