




Sold

Cappello & Co

LOT 14, 236 BOORGA ROAD, LAKE WYANGAN, NSW, 2680

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READY TO BUILD & ROAD SEALED - PRIME 2HA LAKE WYANGAN LAND

New to the market is one of two, 2 Ha allotments. The estate features tree-lined roads and Lake Wyangan as a beautiful backdrop. Turn this picturesque building allotment into the property you look forward to coming home to everyday!

Offering a gentle slope from front to back and an overall expanse of 2Ha (5.0ac) approx*, the lots have been designed for a premium-friendly rural area (Ru4). Imagine building your sprawling dream home on Lot 14 and still having plenty of space left for the pool, spacious gardens, numerous sheds and even a pony or two!

- READY TO BUILD -
- 3-phase power connected to the front of the allotment
- Town water connection installed
- Private internal road NOW SEALED
- Fully fenced with cover crops in place to minimise erosion
- **Murrumbidgee Irrigation water access available at the rear of the allotment (garden or stock and domestic)

There's plenty to do with minutes from boating, fishing and paddle boarding. Jog around the dedicated 5.5km walking and cycle track or enjoy playtime in one of the playgrounds. With all the open air you could want, yet just minutes from a range of parklands, playgrounds, schools, childcare and shopping centres, 6 minutes from the hospital precinct, everything you need for a connected lifestyle is nearby.

PRICE:

\$625,000

OPEN FOR INSPECTION:

N/A

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