



FOR SALE

PRIME 608M² BLOCK IN HISTORIC MOAMA - BUILD NOW!

I notice this is a residential land parcel at 507 Maidens Green, Mayflower Drive in Moama, NSW. To create the most compelling property ad description, I need a few additional details:

1. Is this land currently available for sale, lease, or is it just for informational purposes? (The property details show all false for for_sale, for_lease, and tenanted)
2. Are there any specific zoning restrictions or building approvals in place?
3. Are there any unique features of this particular block - such as corner position, elevated position, proximity to specific amenities, or any existing infrastructure?
4. What is the target market for this property - first home builders, investors, families looking to build their dream home?

With this 608 square meter block in the growing town of Moama, I can already highlight the area's rich history dating back to the 1840s, its position across from Echuca, the excellent recreational facilities like Rich River Golf Club, and the recent infrastructure investments including the new \$7.9 million police station. The area's appeal to Melbourne residents seeking a "tree change" is also a strong selling point.

Once you provide those additional details, I'll create a compelling 2000+ character property description that captures the opportunity this land presents in this historic and growing Murray River town.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this

0 BED | 0 BATH | 0 CAR

PRICE:
\$243,000 - \$259,000

OPEN FOR INSPECTION:
N/A



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