

**155 Ashwood Road, Wilton, NSW, 2571**



**Acreage Semi-rural For Sale**

Thursday, 31 October 2024

155 Ashwood Road, Wilton, NSW, 2571

**Bathrooms: 1**

**Type: Acreage Semi-rural**



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## **D.A Approved 5 Lot SUBDIVISION!**

This expansive property set on 221 acres offers privacy and immense potential. The 5-lot subdivision is already D.A Approved and each lot can be sold individually. A peaceful rural retreat with promising future development or land banking prospects.

Two homes, a shed and leased with a steady passing income of \$52,000 per annum. With RU2 Rural Landscape zoning, this land is ideal for agricultural use while maintaining flexibility for future development.

### Property Features:

- 221 Acres of prime agricultural land
- D.A Subdivided into 5 Lots: Option to purchase individually or as one combined offering
- Zoning: RU2 Rural Landscape, allowing for agricultural and rural use
- Close to Wilton town center and only 7 minutes to the Hume Highway
- Income-Generating Assets: Includes two homes and a shed with a passing income of \$52,000 per annum
- Town Water Access: Essential for agricultural use and future development

The existing homestead is well suited for semi-rural living or as a coveted rental premise while the property awaits its next phase. Featuring a light-filled living area and an expansive dining space that flows out to a covered rear entertaining area, the four-bedroom, two-bathroom home easily caters for family life.

### Lot Breakdown (Available Individually or as a Combined Offering):

- Lot 1: 16.000 ha (39.53 Acres)
- Lot 2: 16.000 ha (39.53 Acres)
- Lot 3: 19.188 ha (47.41 Acres)
- Lot 4: 18.306 ha (45.23 Acres)
- Lot 5: 20.058 ha (49.56 Acres)

Don't miss this chance to invest in a substantial landholding with endless possibilities. This property offers a unique blend of income potential and future growth in a high-demand area.

If you are planning to sell your property or would like to get a second opinion on the price with no obligation contact Kemal Baradan on 0414 900 127

Disclaimer: We believe that the information contained herein is gathered from sources we deem to be reliable. However, all interested parties should make and rely upon their own inquiries in order to determine whether or not this information is, in fact, accurate.