

Lots 78 & 80 35 Marion Street, Thirlmere, NSW 2572



House For Sale

Thursday, 9 January 2025

Lots 78 & 80 35 Marion Street, Thirlmere, NSW 2572

Bedrooms: 1

Bathrooms: 1

Area: 730 m2

Type: House



Peter Hunt

\$600,000 each

VACANT LAND STOCK RUNNING LOW: ONLY LOTS 78 & 80 REMAIN WITH JUST 5% DOWN - EACH on 730m2 DID YOU GET ONE OF THESE? POTENTIAL TO BUILD YOUR OWN HOME (STCA) ON THIS BRAND NEW, COUNCIL APPROVED SUB-DIVISION SITUATED IN A SOUGHT-AFTER AREA, WITHIN THE EVER-POPULAR VILLAGE OF THIRLMERE. NOT MANY LEFT TO OFFER IN THIS POPULAR LAND RELEASE FOR SALE - GET IN QUICK! Lot 78 / 35 Marion Street THIRLMERE 730m2 Lot 80 / 35 Marion Street THIRLMERE 730m2 • Comprising of 15m frontage • Neat level block, NBN, town gas, water and usual utility services available • Build the home of your dreams or build to invest (STCA) and realise the full potential of the depreciation schedule* • With only 5% down you could be building your palace the moment you've selected your preferred Builder (STCA). Hurry... with Registration almost processed, having SOLD 5 blocks already, the recent past has shown that these Lots won't last long, ... and we now only have a few left! If you're looking for a level block of land of this quality, call Now! Wollondilly's own Thirlmere-based Estate Agent Peter Hunt is easily reached on: 0403 20 29 30 to have a chat about your interest. Around Thirlmere: SCHOOL Thirlmere Public: 1.1km Picton High: 5.5km Wollondilly Anglican College: 7.3km SHOPPING Thirlmere Village: 1.1km Tahmoor Shops: 3.1km TRANSPORT Bus: Thirlmere Way (Nr. Bridge St): 900m Tahmoor Train Station: 3.4km OTHER Motorway Junction (North and South bound): 17.2km Thirlmere Lakes: 5.9km The Offices of Peter Hunt Real Estate: 1km The villages of Thirlmere, Buxton, Balmoral and surrounds retain the tranquillity of small country towns. The region's farms and villages, natural attractions and vast wilderness areas are a haven for nature-loving visitors. Discover ever-popular Thirlmere with its unique country lifestyle and excellent climate on offer, yet within easy reach of all amenities. The services of Wollondilly are nearby, which includes shops and schools and public transport. Located approximately 97km from Sydney, just over 200kms from Canberra and 60kms to Wollongong's beaches the locale has always been a major drawcard as the gateway to the Southern Highlands. PLEASE NOTE: Any information about properties for sale has been furnished to us by the Owners of those properties. We have not verified whether or not that information is accurate and do not have any belief one way or the other, in its accuracy. We do not accept any responsibility to any person, Company or entity for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries, in order to determine whether or not this information is, in fact, accurate. Any reference to building approvals are to be taken as Council approved dwellings only and no warranty or guarantee of DA outcome is given or implied. *References to taxation matters are general in nature only and your personal circumstances have not been taken into account. Please bring sensible footwear and dress to the conditions. Please note, you are responsible for your own safety when inspecting the property. Neither the Owner nor this office will be responsible in any way whatsoever for the safety of you or anyone in your care nor be liable for any injury whatsoever when arriving, during the visit and / or upon leaving the property.