

**176-196 Long Street, Boorowa, NSW, 2586**



**Land For Sale**

Friday, 20 December 2024

176-196 Long Street, Boorowa, NSW, 2586

Type: Land



George Southwell

0429838345

## Prime Subdivision Opportunity with Massive Potential

Seize this rare chance to secure a property with subdivision potential that could yield over 200 blocks (STCA). Perfectly positioned on 8.32 ha (20.55 acres)\* just minutes from Boorowa's main street, this property offers developers and investors an unparalleled opportunity to capitalize on its size, zoning, and location.

Key features:

- Subdivision potential with minimum lot sizes of 700 m<sup>2</sup> (STCA).
- Existing piggery setup, offering additional income opportunities.
- Unfinished 4-bedroom, 1-bathroom home, ideal for renovation or redevelopment.
- Strategic location: 37 minutes to Yass, 54 minutes to Cowra, and 1 hour to Canberra.

Whether you're an experienced developer, an aspiring investor, or a renovator with a vision, this property is packed with possibilities. Its proximity to Boorowa's amenities and regional hubs makes it an unmissable opportunity to unlock substantial value.

Forthcoming Auction 2025 - Early offers considered.

Our office will close over the Christmas period, reopening on 6th January 2025. Click the enquiry button to request an information pack, and we'll respond upon our return. The first inspection is scheduled for Saturday, 11 January 2025 from 10:00 - 10:30am.