

45 Grevillea Road, Buxton, NSW, 2571

Land For Sale

Tuesday, 14 January 2025



45 Grevillea Road, Buxton, NSW, 2571

Type: Land



Peter Hunt

EXCITING RURAL LAND OPPORTUNITY on 40 ACRES

SITUATED ON THE PERIPHERY OF A TIGHTLY-HELD, SEMI-RURAL VILLAGE THIS SUBSTANTIAL LAND HOLDING OF 40 ACRES (16.19 ha), BOASTING OUTSTANDING DISTANT HILL VIEWS TOWARD THE EAST ACROSS THE WOLLONGONG ESCARPMENT, COULD BE THAT RARE OPPORTUNITY YOU'VE BEEN LOOKING FOR.

With over approx. 200m of street frontage, this stunning vacant land property offers the potential for you to enjoy a wide range of pursuits.

Meander through the large, cleared area from the front of the property, to the tree-studded section and onto the walking track, where it's not long before you come across the large and pretty dam.

With total seclusion, you'd be forgiven for thinking you were somewhere far away and deep into the Aussie outback somewhere.

Zoned RU2 - Rural Landscape, you could consider everything from horticulture, agriculture or the weekender you've always wanted, that's not too far away from all major amenities. (Subject To Council Approval).

If you're into land-banking or even if you want to build that long-awaited, rural family home this one should definitely be on your list! - (STCA - Please refer to the Contract for Sale).

Whether it's peace and quiet, a chance for total seclusion, an idyllic landscape or outstanding views there's something here for every land-lover.

Take advantage today! Call Wollondilly's own Estate Agent Peter Hunt on 0403 202 930 to arrange an inspection or to request a copy of the Contract for Sale.

Discover Buxton's unique country lifestyle and excellent climate on offer, yet within easy reach of all amenities:

- Buxton Public School: 2.4kms
- Wollondilly Anglican College: 9.2kms
- Picton High School: 12.5kms
- Tahmoor Shopping Centre (Woolworths, KFC, Etc) and Trains: 9.3kms
- Thirlmere CBD, including Steam Trains, Welcome Inn, Newsagent, Post Office and the offices of Peter Hunt: 7.8kms

The villages of the Wollondilly region including Picton, Thirlmere, Buxton and the 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.

Located just over an hour from Sydney, just over 200kms from Canberra and 60kms to Wollongong's beaches the locale has always been a major draw card as the gateway to the Southern Highlands.

Please note the following inspection guidelines:

- Please call the office to arrange an inspection before walking on the property.
- Upon inspection, please bring suitable footwear to walk on the property for the long grass, and on the trail which has rock and may be slippery especially during wet weather.
- You are responsible for your own safety when inspecting the property. Neither the property owners nor this office will be responsible in any way whatsoever for the safety of you or anyone in your company, when arriving, during the inspection and upon leaving the property. Your health and safety are solely your own responsibility.

Disclaimer: The above information has been furnished to us by the Vendor. 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 references to building and / or construction is always subject to Council approval (STCA) or to Complying Development laws and regulations. Please request a copy of the Contract for Sale and discuss this with suitably qualified professionals, appropriate to your enquiries.