

**Lot 4/6 Merino Road, Marulan, NSW, 2579**



**Land For Sale**

Monday, 25 November 2024

Lot 4/6 Merino Road, Marulan, NSW, 2579

Type: Land

## **Build Your Dream Country Oasis**

Set on a sprawling 4,081 sqm in the picturesque town of Marulan, Lot 4, 6 Merino Road offers the perfect canvas for your dream home. With all town services connected, this registered and ready-to-build block brings an incredible opportunity to establish your ideal lifestyle in an expansive, peaceful setting.

Enjoy the rural charm and spaciousness that Marulan has to offer, while still benefiting from nearby conveniences and easy access to local amenities. Whether you envision a family home with ample garden space, a retreat surrounded by nature, or an entertainer's paradise, this sizable lot provides endless possibilities.

With convenient access to Marulan Station and the local public school, plus a nearby bus stop on Brayton Road, this property offers the perfect balance for families seeking a country upbringing while enjoying modern conveniences. Imagine your countryside oasis here-ideal for those dreaming big and wanting the best of both worlds.

Features include:

- 4,081 sqm block
- Fully serviced
- Ready to build on
- R5 Zoning with potential to subdivide (STCA)
- Rural charm
- Modern conveniences at your doorstep

Don't miss the chance to bring your vision to life on this rare Marulan property-contact us today to explore the potential of Lot 4, 6 Merino Road. Contact Claire Douch on 0476 779 499 today to arrange a viewing and start bringing your vision to life.