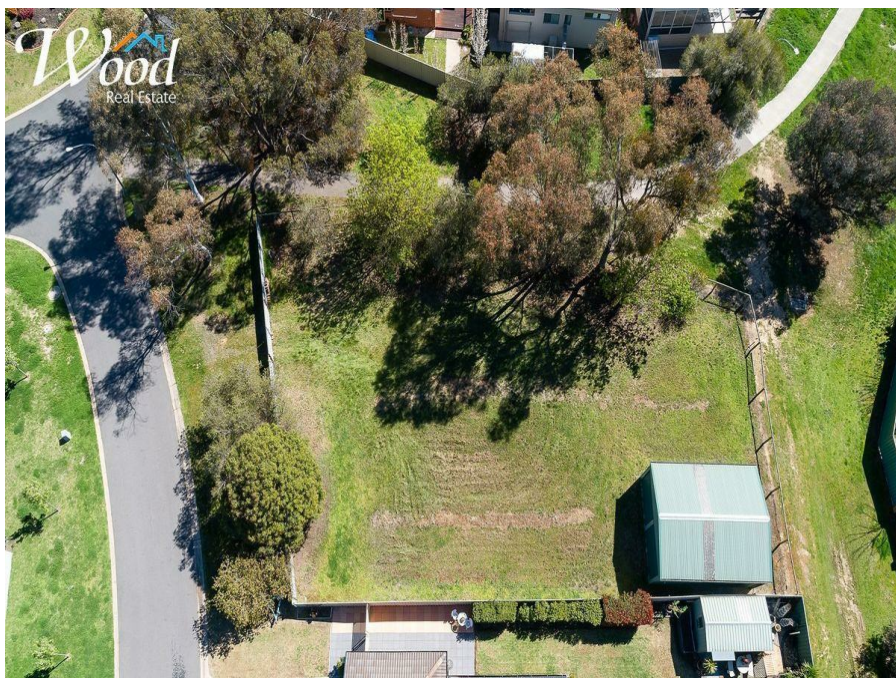


## 12 Barilla Crt Ct, Thurgoona, NSW 2640

Guide - \$410,000

Residential Land



### Thurgoona Golf Course access - Flat block\*

This exceptional 949m<sup>2</sup> fully fenced block offers a unique opportunity to build your dream home in the highly desirable St Johns Green community. A block of this size also presents an opportunity for dual occupancy, separate townhouse/units or room to fit a swimming pool into your dream plans. Nestled among quality residences, this block features a spacious 7.5m x 6m shed complete with twin roller doors and a solid concrete floor, perfect for additional storage, golf buggy or a workshop.

#### Open for Inspection

By Appointment.

Backing onto a serene reserve, with direct access to the course, the property promises a tranquil setting while maintaining easy accessibility. You'll enjoy a short stroll or buggy ride to the Thurgoona Golf Course, quick access to Thurgoona Plaza and local schools, and a convenient 10km drive to Albury CBD.

Don't miss your chance to secure this prime piece of land in an established and sought-after neighbourhood.

#### Features:

Golf course estate

existing double lockup garage

level 949sqm titled land

Walk to local shopping & university

\*reasonably flat, saving building costs

\*agents interest

#### Listed By

Greg Wood

Phone: (02) 6025 2888



Listing Number: 3454155