

52 Bishopthorpe Lane, Baw Ba Ba, Goulburn, NSW 2580

\$599,000

Other



Over 6 Acres with Spectacular Views on the Edge of Town!

Blocks of this niche size in such a prime location are highly sought after but rarely available. This lovely elevated block, approximately 6.2 acres, offers spectacular water views and breathtaking sunsets.

Overlooking Sooley Dam, Rossi Weir, an olive plantation, and rolling green hills, this is the perfect spot to build your dream home.

The vendors have already mapped out a house onsite, with plans for a 7-star, double-glazed, solar passive home submitted to the council. These plans can be shared, or you can create your own vision for the property.

Extra soil has been brought in, which can be used as topsoil or for filling in a hole on the block. Alternatively, you could dig the hole further to create a dam.

The owners have added gates and re-fenced areas, using 4-strand wire in some places and double ring-locked, kangaroo-proof fencing in others. Extra wire is available if needed.

Pistachio trees, banksia, and iron barks have been planted, and the soil has been professionally ripped to help catch and store water. An entry gate and additional fencing are being installed at the top of the road.

Professional advice confirms that the rocks are just floaters, meaning the soil is not likely to be filled with rock, keeping excavation costs down.

A camper trailer with a new awning is available for separate sale.

This gorgeous block, in such a convenient location, offers immense potential. Vacant land like this is almost as scarce as hen's teeth, so act quickly!

Located just 2.3km from the Goulburn Aquatic and Leisure Centre and 3.3km (a 5-minute drive) from the Base Hospital.

Rates (2024-2025): approx. \$1,268.26 per annum.

Open for Inspection

By Appointment.

Listed By

Brett Storrier

