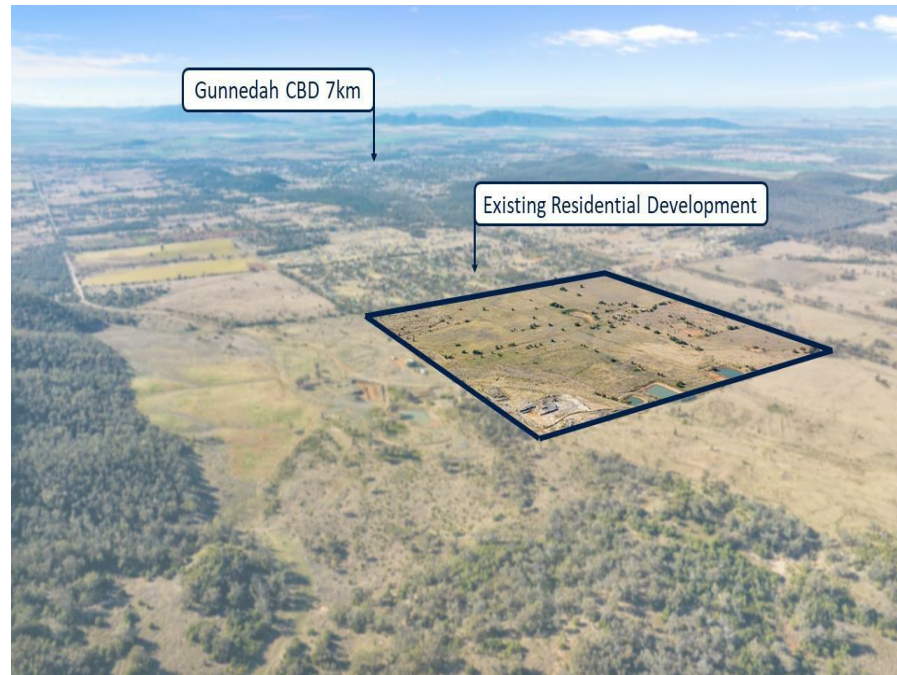


648 Wandobah Rd, Gunnedah, NSW 2380

Sold - 18/09/2024

Other



## Price Reduction - Major Development Opportunity Minutes fr

Davidson Cameron and Co present for sale by expressions of interest, this major and rare development investment opportunity.

Situated just 7 kms from the Gunnedah CBD and adjacent to existing large residential developments, 648 Wandobah represents a golden opportunity for developers to tap into the growing demand for building blocks in this rapidly expanding and vibrant regional centre.

Enjoying spectacular views and enviable aspects over the entire property, and located minutes from the CBD, you will struggle to find a better location for developing lifestyle and large residential acreages.

The 122\*ha of RU4 land, which is currently subdividable into 11 lots, fronts Wandobah Rd and is earmarked for rezoning to R5 large residential under the current Gunnedah shire planning strategy, allowing for further development into 82 lots.

Existing improvements include silos, cattle yards and multiple dams.

- 7kms from Gunnedah CBD
- 122\* ha currently zoned RU4, (11lots)
- Earmarked for rezoning to R5 (82 lots)
- Picturesque elevated views
- First class flood free investment opportunity.
- Silos, cattle yards and multiple dams

\*approximate.

**Open for Inspection**

By Appointment.

**Listed By**

Joe Sevil

