

32 Margaret St, Picton, NSW 2571

\$1,549,500-\$1,689,500

House 3 1 2



Unique Property Opportunity in Picton CBD with 180-Degree Vi

Discover an extraordinary property in the heart of Picton CBD, boasting an expansive 9,216m² (over 2 acres) of land with a distinctive combination of zoning. This property comprises R3 (medium density) zoning covering approximately 2,000m² and RU2 zoning encompassing over 1 3/4 acres. It presents a multitude of possibilities for both investors and those aspiring to build their dream home.

Open for Inspection

By Appointment.

Situated within the R3 zoning, you'll find approximately 2,000m² of prime medium-density land, a canvas for your creative development ideas. This opens up the potential for constructing townhouses or other exciting projects (subject to Council Approval).

On the RU2 zoned portion of the property, spanning over 1 3/4 acres, you'll be enchanted by the breathtaking 180-degree panoramic views of Picton CBD. This expansive parcel of land offers an ideal setting for building your dream home, where you can relish the tranquility and space while remaining conveniently close to all the city's amenities. The property is strategically surrounded by other R3 zoned properties plus the recent council rezoning of the nearby site depot to R3, indicates that this is a prime location to push for rezoning.

The property also includes a thoughtfully renovated 3 bedroom, 1 bathroom home with double undercover parking. Internally, the house has received upgrades such as new carpet, polished timber floors, a fresh coat of paint, and a modern kitchen.

This is an exceptional opportunity to secure a property with a blend of zoning that unlocks the potential for diverse development prospects. To delve deeper into this unique property's possibilities and to discover how it can fulfill your aspirations, don't hesitate to contact Daniel Montes de Oca at 0405 293 384.

Opportunities like this are rare and highly sought after, so act swiftly to secure your place in Picton's flourishing landscape.

Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and /or financial advice prior to making any commitment or decision.

Listed By

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