



110 Myrtle Creek Avenue Tahmoor, NSW

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## Outstanding Location ? Grand Opportunity on 5.07 Acres

JUST LISTED R2 RESIDENTIAL! INVESTOR/DEVELOPER ALERT!!

Take advantage of this hot spot, only a five minute drive to all facilities on a prime corner block offering three street frontages that has been re-zoned R2 Residential. Great potential to subdivide into 450m<sup>2</sup> min lot sizes subject to DA approval. This property is ideal for a smart investor that wants to subdivide or a buyer who simply wants a hobby farm to enjoy rural living and looking to subdivide in the future and capitalise.

- Elevated and gently undulated land perfect for drainage, level block, town water
- Zoned R2 Residential, subdivide into 450m<sup>2</sup> min lots
- Prime location 5 minute drive to Tahmoor Shopping Centre & Train Station
- Master planned & readily serviceable

Tahmoor is the progressive centre of the Wollondilly Shire with all the facilities of a much larger town, yet still retaining a country atmosphere. The property is located in a desirable



**Gerard Smith**