

Sold



Lot 12 Rawdon Island Road, Sancrox



LAND BANK OPPORTUNITY

21.78 ha / 53.8 acres.

Strategically located on the corner of Rawdon Island Road and Sancrox Road, this valuable property may make a prudent long term investment.

Positioned less than 20 minutes to the thriving centre of Port Macquarie and 10 minutes to Wauchope, this vacant site forms part of the Port Macquarie-Hastings Council's 'Fernbank Creek and Sancrox Planning Investigation'.

Gently undulating and mostly cleared with only a scattering of trees. The property boasts 541 metres frontage to Rawdon Island Road and 327 metres frontage to Sancrox Road plus frontage to Walters Road.

A building permit to construct a dwelling exists from Council and there are numerous ideal building sites. 2 dams with electricity and town water being available.

Title reference: Lot 12 DP 853233.

Land tax is applicable to this sale.

Enjoy this ideal lifestyle and investment opportunity.

View video: <https://vimeo.com/414654701>.

📏 21.78 ha

Price

SOLD

Property Type

Residential

Property ID

17

Land Area

21.78 ha

Agent Details

Kevin Debreceeny - 0408 652 007

Office Details

Kevin Debreceeny Real Estate
02 6584 9555



*Notation on price: GST is to be added to the price. The property is jointly owned by two different entities on a 60/40 ownership basis. One party is registered for GST (60% ownership) while the other party is not registered. Accordingly, GST will be added to 60% of the sale price (\$480,000). The vendor and purchaser shall agree on whether the margin scheme is to apply or the full 10% GST.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.