



20 Borthistle Road, GUNNEDAH, NSW 2380

Prime 3.7 hectare Industrial Site with Shed, Flat and Development Potential

Situated within the bustling industrial precinct of Gunnedah, this expansive 3.7-hectare property offers exceptional opportunity and flexibility. Boasting three road frontages - including convenient front and rear access - this gently sloping parcel presents elevated town and district views from its upper end, perfect for a future residence or development.

Zoned E4 General Industrial and C3 Environmental Management, the land is well-suited for a variety of industrial, commercial, and residential uses. The property is improved with a light industrial shed featuring a concrete floor-ideal for warehouse or workshop activities - and includes a self-contained two bedroom flat at the rear, providing on-site accommodation.

Complete with three-phase power, town water, and sewerage connections, in addition to a security fenced yard area, this site supports immediate business operations. The unique layout allows for the potential to run your business from the shed at the Borthistle Road end while developing a home or other projects at the Pine Hill Road end, subject to council approval.

Whether you're looking to establish or expand your industrial enterprise or explore

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TYPE: For Sale

INTERNET ID: 300P186656

SALE DETAILS

\$650,000

CONTACT DETAILS

Gunnedah

Lot 15

GUNNEDAH, NSW

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Ben Green

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development possibilities, this strategically located property in Gunnedah offers unmatched versatility and value.

Other features: 3 Phase Power, Area Views, Close to Schools, Close to Shops, Close to Transport, Kitchenette

- Land Area 3.7 hectares
- Bedrooms: 2
- Bathrooms: 1
- Double garage

