



## 686 Taralga Road, GOULBURN, NSW 2580

Falconwood at Goulburn 'Exceptionally rare rural lifestyle development opportunity '

**194.60 hectares, 480.86 acres**

Just a short seven-minute drive north of Goulburn CBD "Falconwood" presents an outstanding opportunity to acquire a development approved property for Seven allotments (with commencement granted)

Key features and highlights include

- \* 481 acres or 194.6 hectares (approximately)
- \* Located just 7kms from Goulburn, 2.5hrs to Sydney, 1hr to Canberra
- \* Development approval for 7 Lot subdivision. Physical commencement granted and dated Feb. 2013
- \* Approved lots range from 10 ha to 43ha, a now rarity so close to the CBD
- \* Nestled in foothills of the Cookbundoon range abundant with wildlife
- \* Attractive and scenic cleared lands with shade trees rising to private timbered

**TYPE:** For Sale

**INTERNET ID:** 300P187127

**SALE DETAILS**

**Guide \$3,500,000**

**CONTACT DETAILS**

**Elders Real Estate**

88 Hume Street  
Goulburn, NSW  
02 4824 4466

**Ray Croker**

0427 118 600

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

slopes on east & north boundaries, outstanding views throughout

- \* Water provided by dams to 12 paddocks
- \* Cattle yards to handle 50 head, crush, loading ramp, easy access to Taralga rd
- \* Shearing shed with additional undercover storage & yards,
- \* Private quarry on the property useful potential for development and roads

Note ,Lot 8 Sold

Inspect Tuesdays, Thursdays and Saturdays by appointment

- Land Area 194.6 hectares









