



278 Campbells Lane, GOULBURN, NSW 2580

Four x 50-acre Allotments Offered as One Holding | RU6 Transition Zone | Goulburn, NSW

82.65 hectares, 204.23 acres

If not sold as a whole, then individual lots to be offered separately | Auction Guide
\$900,000.

'The Briars Estate' represents a tightly held and increasing scarce opportunity to secure, positioned on the northern edge of Goulburn with the RU6 Transition Zone.

Spanning over 203 acres in total, this aggregation offers scale, zoning alignment and location - key attributes sought by investors, developers, land bankers, project builders and discerning lifestyle purchaser alike. Opportunities of this calibre, offered as one combined holding, are rarely available in the Goulburn region.

- Lot 80 - 20.38 Ha | 50 Ac*

A balanced and highly usable parcel, well suited to strategic landholding. Its scale and zoning profile make it an attractive long-term proposition with flexibility for a range of future outcomes.

TYPE: Auction

INTERNET ID: 300P191724

AUCTION DETAILS

6:00pm, Wednesday March 25th, 2026

CONTACT DETAILS

Elders Real Estate
88 Hume Street
Goulburn, NSW
02 4824 4466

Ray Croker
0427 118 600

- Lot 81 - 20.40 Ha | 50 Ac*

Elevated and open, this lot enjoys sweeping outlooks toward Goulburn. A standout holding for those who value position and aspect, combining rural amenity with proximity to town.

- Lot 82 - 20.30 Ha | 50 Ac*

A well-improved acreage offering existing infrastructure including a farm shed & two dams. Ideal for buyers seeking functionality, water security and a peaceful rural setting.

- Lot 83 - 21.57 Ha | 53 Ac*

The largest of the four holdings, providing additional scale and presence. A strong option for long-term land banking or establishing a substantial rural holding with future planning considerations.

Each allotment attracts dwelling permissibility under the Goulburn Mulwaree LEP, subject to development application and assessment.

Location highlights

- Approximately 8 minutes to Goulburn CBD
- Easy access to major transport links
- Positioned within a region experiencing substantial regional growth
- A rare combination of privacy, scale and convenience.

Held within an area where large-acreage opportunities are becoming increasingly limited, 'The Briars Estate' offers a compelling proposition for buyers seeking size, zoning consistency and strategic positioning - all secured in one transaction.

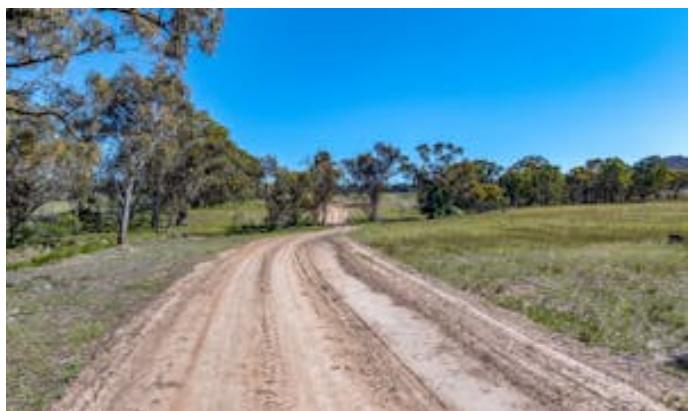
For further information or to arrange an inspection, contact the selling agents

Ray Croker 0427118600, Bill Fatouros 0419630820 or Kia Scott 0417497356

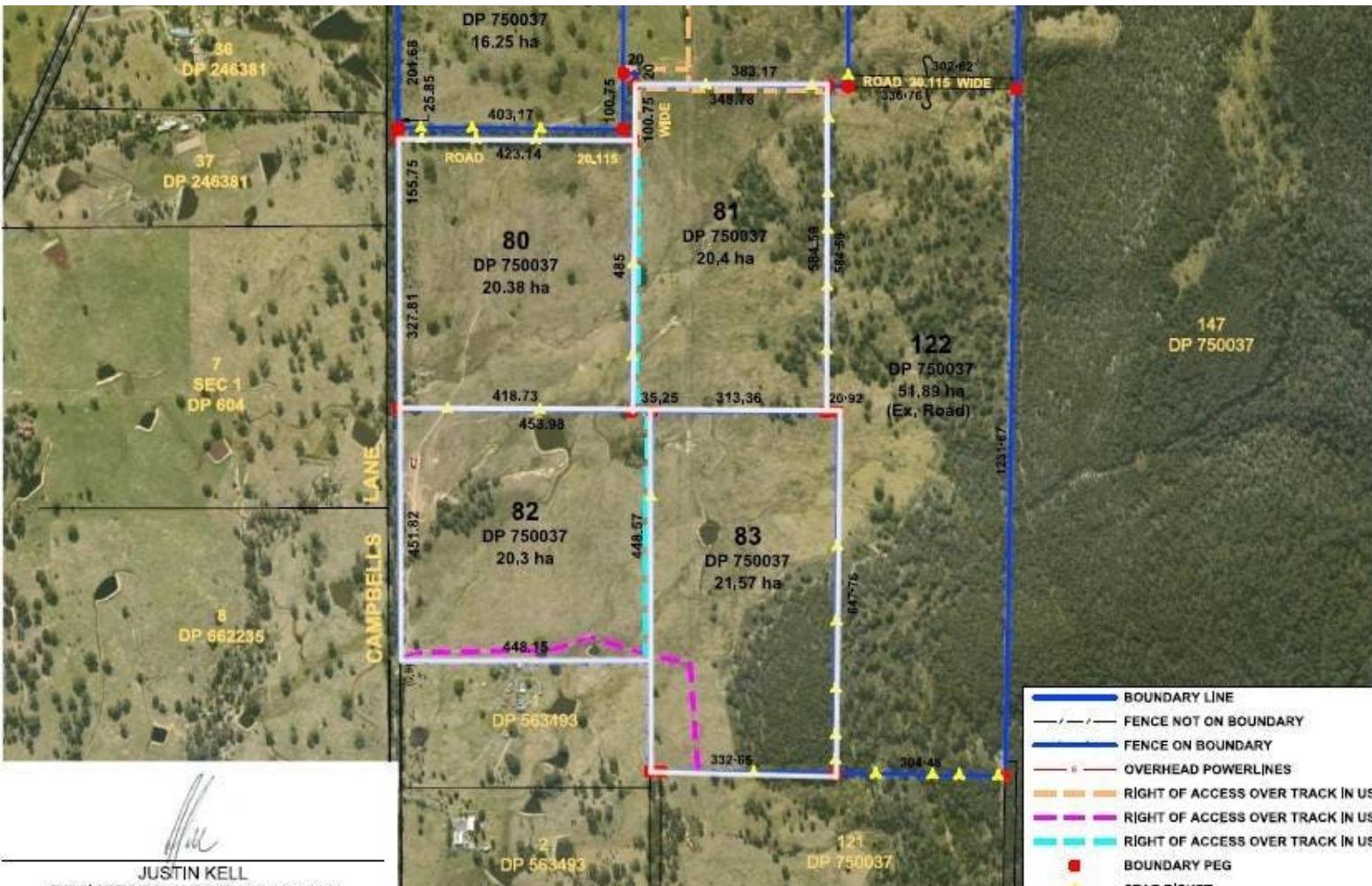
*denotes approximately

- Land Area 82.65 hectares









JUSTIN KELL
REGISTERED SURVEYOR No. 108

ISSUE	AMENDMENT	DRAWN	DATE
A	INITIAL ISSUE	SH	20/02/2025
B	EXTEND ROA LOT 122	JK	19/03/2025
C	RIGHT OF ACCESS ADDED	SH	22/05/2025
D	BOUNDARY ADJUSTMENT	SH	17/06/2025



KMJ Surveying Pty Limited

ABN: 21 684 083 379

36 Montague Street
GOULBURN NSW 2580
1 Church Street, MORUYA NSW 2537
(By appointment only)

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S & J BURGESS

PLAN OF LOTS
71, 74, 79, 80, 81, 82, 83, 120
& 122 IN DP 750037

CAMPBELLS LANE, GOULBURN
PARISH OF NARRANGARRIL
COUNTY OF ARGYLE
LGA: GOULBURN MULWAREE

SURVEYED: FO/BY
DRAWN: SH
CHECKED: JK
SURVEY DATE: 18/02/2025
DRAWING DATE: 28/02/2023
SCALE: N/A (A3 SHEET)
DRAWING No: 300066-MS02-01 **ISSUE:** D

