



## 16 Campbell Street, NEWBRIDGE, NSW 2795

USE THE CURRENT PLANS OR DESIGN YOUR OWN...

**1,250.00 square metres,**

Situated in the heart of the picturesque village of Newbridge, moments from the main street but far enough to enjoy the nearby rural aspect!. All the hard work has been done with building plans available & a current DA approval to build a family home.

- DA approved plans for a spacious home. Meticulously considered, the plans are functional, aesthetic & economical
- Total land size of 1250m2, relatively level block with building pad & driveway already cut out if you plan to use the current building plans
- Power pole & power available on the block
- Concrete slab down for a 10 x 6 metre shed at the rear of the block
- Current plans feature open plan living & dining with a northerly aspect
- Zoned RU5 Village with approx. 20 metres of street frontage & heaps of room for shedding & gardens

**TYPE:** For Sale

**INTERNET ID:** 300P197222

**SALE DETAILS**

**\$215,000**

**CONTACT DETAILS**

**Nicoll & Ireland - Bathurst**  
191 Howick Street  
BATHURST, NSW  
02 6330 7200

**George Doueih**  
0413 175 387

- Conveniently located only 15 minutes to Blayney, 25 minutes to Bathurst & 40 minutes to Orange.

- Stumbling distance from the iconic "Gladstone Hotel" oozing country hospitality whilst bringing people together since 1877

- Easy walking distance to Newbridge showground with tennis courts, kids playground & picnic facilities

- 2 blocks already sold

Current owner is motivated & ready to sell - rarely does an opportunity present where the block is site ready with DA approval.

Call George Doueihi to arrange an inspection!

- Land Area 1,250.00 square metre



