



56 Bourke Avenue Yattalunga, NSW

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Rare offering

Nestled in the picturesque landscapes of Yattalunga is this parcel of land, just over 12 acres and ideally located amongst the well known 3 villages.

Discover the perfect blend of country side charm surrounded by beautiful waterways, this unique offering is the perfect lifestyle acreage opportunity.

Ideal for horse enthusiasts and families alike this brick home features three bedrooms plus fourth bedroom / living space with two bathrooms and double garage. A flexible floor plan and room to move with an enclosed sunroom, living area and good size kitchen.

The property runs along Davistown Road, Bourke Avenue and up into the hills. Current zoning is 7a Conservation, proposed zoning C3 Environmental Management.

- Currently set up with multiple horse paddocks
- Short walk to yattalunga public wharf

Price: Contact Agent
Council Rates: \$3,045.66/year (approx)
Water Rates: \$994.02/year (approx)



Christel Renton

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Yattalunga



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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STONE



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.