

257/6 Alpine Road Yerrinbool NSW

Invest for the future on this 4.6acre rural parcel of partially cleared land with mature boundary trees and a small 50sqm shed. Escape to the Highlands country for the weekend and enjoy your rural farming lifestyle!

- Rural Recreational Block, zoned RU2 Rural Landscape.
- No current building entitlement, however, rural structures are permissible.
- Situated in the small township of Yerrinbool, in a rural setting.
- Backing onto Crown Land and the Bargo River.
- Zoning permits agriculture and recreational usage.

For more information or to arrange an inspection, please call Arvo Pikkat on 0418 284 326.

*All web enquiries require a contact number AND email

Price : \$ 185,000
Land Size : 18770 sqm
View : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/yerrinbool/residential/rural/6196552>



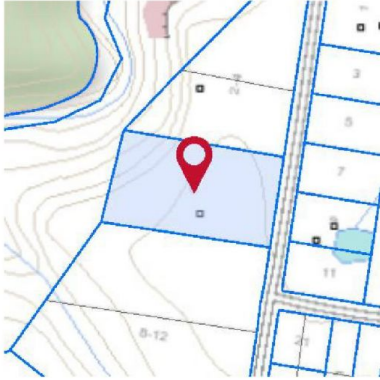
Arvo Pikkat
02 4871 2622

<https://www.carltonrealestate.com.au>

We are one of the longest running, award-winning real estate agencies in the Southern Highlands.

Property Report

6 ALPINE ROAD YERRINBOOL 2575



Property Details

Address: 6 ALPINE ROAD YERRINBOOL 2575
Lot/Section 257/-/DP9882
/Plan No:
Council: WINGECARRIBEE SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Wingecarrabee Local Environmental Plan 2010 (pub. 16-6-2010)
Land Zoning	RU2 - Rural Landscape: (pub. 16-6-2010)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	40 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Riparian Lands and Watercourses	Riparian Land

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Planning Certificate

Pursuant to section 10.7 of the *Environmental Planning and Assessment Act 1979*.

To: SUSAN PLAYFORD CONVEYANCER PO Box 876 BOWRAL NSW 2576	Your Ref: 20/10231 - O'Flaherty
	Fees Paid: \$ 133.00
	Receipt Number: 742256
	Date of Issue: 18 January 2021

Certificate Number:	S10.7:21/1691
This certificate relates to:	6 ALPINE ROAD YERRINBOOL NSW 2575
Legal Description:	Lot 257 DP 9882
Property No:	1701315
Advice on this certificate:	Advice is provided under section 10.7(2): See Items 1-21 Additional Advice is provided under section 10.7(5): See Item 1

IMPORTANT: Please read this certificate carefully.

This certificate contains important information regarding the land as listed above. The information provided in this certificate is in accordance with data held by Council in its Geospatial Information System (GIS) and also Property and Rating Operating System.

Please check for any items which could be inconsistent with the proposed use or development of the land and notify Council immediately should this be the case. If there is anything in this certificate that you do not understand please contact Council's Customer Service Centre on (02) 48680888 or alternatively by email at mail@wsc.nsw.gov.au.

The information provided in this certificate relates only to the land described above. If you require information regarding adjacent or nearby land or further information regarding Councils Planning and Development Policies for the general area, please contact Council's Customer Service Centre.

All information is considered to be correct as at 18 January 2021. However, it is possible that changes may have occurred since this certificate was issued. If in doubt it is suggested that you apply for another certificate.