



### 40 Pirrillie Street Hill Top NSW

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This unique property offers huge potential waiting to be unlocked by the creative and motivated purchasers.

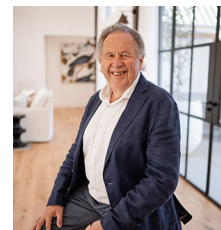
#### Features Include:

- A little under 2 acres of flat cleared land with never to be built out views over adjoining crown land and two street frontages makes for a prize location.
- Providing immediate accommodation is a small two bedroom cottage with solar power, reverse cycle split A/C and slow combustion heater.
- All the city amenities.
- The DA approved, insulated 5x8 metre shed with ensuite containing roughed in plumbing, electrical and a functioning toilet could provide additional accommodation or future rental income.
- Multiple shedding across the property afford more storage options.

**Price** : \$ 770,000  
**Land Size** : 7883 sqm  
**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/hill-top/residential/ho use/6386000>



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