



## 1/ Stoney Creek Road Marulan NSW

Conveniently located 40 minutes from Bowral and 20 minutes to the thriving township of Goulburn, this peaceful and idyllic development presents a rare opportunity to build your prized dream home.

The large lot subdivision will provide space and country style living yet is only a few minutes from the quaint town centre which, provides essential services like a school, medical centre, shops and a supermarket.

Stylish fencing, NBN, town water and gas, underground power, as well as a landscaped dual carriageway entrance will set this development apart from the rest and help promote a quality subdivision. Registration is expected 2022.

With land releases becoming scarce be sure to secure your

**Price** : \$ 405,000  
**Land Size** : 3191 sqm  
**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/marulan/residential/and/6519886>



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

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

NOTE:

- AREAS ARE APPROXIMATE AND MAY VARY DURING CONSTRUCTION.
- FINAL AREAS AND BOUNDARY DIMENSIONS TO REGISTERED DEPOSIT PLAN
- BUILDING ENVELOPES REVISED IN ACCORDANCE WITH GOULBURN MULWARREE COUNCIL REVISED DCP AS OF 25 JUNE 2021

- BE = BUILDING ENVELOPES
- EMA = EFFLUENT MANAGEMENT AREA
- 1.5m WIDE DRAINAGE EASEMENT

