



## 11 Hart Road Marulan NSW

Discover the perfect canvas for your dream home in Marulan, where the allure of country living meets modern convenience. This exceptional 3184 sqm Registered block of land, offers an idyllic lifestyle just 40 minutes from Bowral and a mere 20 minutes from the thriving township of Goulburn.

### FEATURES INCLUDE :

- NBN, town water, gas and underground power.

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

**Price** : Price Guide - \$495,000  
**Land Size** : 3184 sqm  
**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/marulan/residential/and/7732441>



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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.