



305 Thirlmere Way, Thirlmere

## Unlock the Potential &ndash; Prime 936m<sup>2</sup>; Corner Block

Positioned on a generous 936m<sup>2</sup>; flat parcel of fully usable land, this corner block offers dual street frontage and an impressive 27.7m street frontage, providing exceptional design flexibility and a range of development opportunities (STCA).

The existing rustic 3-bedroom cottage requires significant renovation and currently does not hold an occupation certificate, making this a land-value opportunity ideal for builders, investors, or those looking to start fresh.

Located in the charming township of Thirlmere, known for its quaint village atmosphere, Train Museum, and proximity to historic Picton and Tahmoor's main shopping precinct, this property combines convenience with small-town charm.

### Property Highlights:

- Expansive 936m<sup>2</sup>; flat corner block &ndash; 100% usable land.
- Dual street frontage for easy access and flexible design.
- Existing dwelling (non-DA approved) &ndash; ready for knockdown and rebuild.
- Opportunity to build a new home, house + granny flat, or duplex

3 2 0

**FOR SALE**  
\$660,000 - \$700,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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(STCA).

- Potential subdivision opportunity (STCA).
- Close to shops, schools, parks, and public transport.
- Located in a highly sought-after area with strong resale and rental potential.

Thirlmere offers a relaxed lifestyle surrounded by nature, including Thirlmere Lakes National Park, and remains one of the most desirable semi-rural townships in the region. This property is ideal for those seeking space, flexibility, and future potential.

Disclaimer: All information contained herein is true and correct to the best of our knowledge, however we encourage all interested parties to carry out their own enquiries and seek legal advice.

## MORE DETAILS

Property ID	4GVHV8
Property Type	House
Land Area	936 m2

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