

**FOR SALE**

### 1/9-19 Monte Cristo Road, Junee

Discover an exceptional opportunity at 1/9-19 Monte Cristo Road, Junee—a substantial 2540 square metre parcel of land, poised for investors or families looking to embark on a rewarding venture. This prime location in the heart of New South Wales offers not only a sizeable plot but also the convenience of connected power, water, and sewer services. Zoned RU5 Village with a minimum lot size set for future development at 500m<sup>2</sup>, the site presents a rare chance to craft a community-titled development or to explore the potential of a small Torrens titled subdivision. With the possibility of creating up to four individual blocks, subject to council approval, the scope for capital growth is immense.

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**Price:** \$350,000

**View:** <https://remaxvision.com.au/7970280>

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