

50 Picadilly Hill Road, Coopers Shoot

Frequently Asked Questions

What is the price guide?	Guiding \$2,500,000 - \$3,000,000 (based on recent sales in the area that we have discussed with the owner that are within this price range)
When does the Expressions Of Interest close?	Friday 26th July 5pm
When was the property purchased?	2018
What is the land Size?	4,047 sqm
Is there a pool?	Yes, Salt water
What is the zoning?	RU2 Rural Landscape
Is the property owner occupied or tenanted?	Tenanted
What is the aspect of the property?	North-West
What are the Council Rates?	\$3,105.00 per annum approx.
Is the property sewerred or septic?	Septic
Town water or Tank water?	Tank, 2 x 37,500 litre stainless steel water tanks, plus 1 x 32,000 litre concrete water tank
Type of internet connection?	NBN
Is there solar energy?	Yes, 3kW Solar System
Is there air conditioning?	Yes, split cycle
Are there any easements on the land?	Refer to contract
Is there potential for a second dwelling?	STCA

Zoning according to NSW Planning

Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To enable the provision of tourist accommodation, facilities and other small-scale rural tourism uses associated with primary production and environmental conservation consistent with the rural character of the locality.
- To protect significant scenic landscapes and to minimise impacts on the scenic quality of the locality.