

Sold



49 Phillip Street, Carroll



## PRIME LAND OPPORTUNITY IN CARROLL!

Embrace the opportunity to own the only currently available 4,047m<sup>2</sup> (1 acre) parcel of level building land in the serene village of Carroll. This sizable lot promises limitless potential for your dream home or investment venture.

### Key Features:

- Spacious 4,047m<sup>2</sup> (1 acre) block, offering ample space for a substantial residence, expansive gardens, or a small hobby farm with no immediate neighbours.
- Located just 20km from Gunnedah and 56km from Tamworth, enjoy the tranquility of rural life with convenient access to essential amenities.
- The property is in the coveted mine fatigue zone making it a great opportunity to place a dwelling for

📏 4,047 m2

Price	SOLD for \$98,000
Property Type	Residential
Property ID	1281
Land Area	4,047 m2

### Agent Details

John Harford - 0408 607 880

### Office Details

Gunnedah  
100 Marquis St GUNNEDAH  
NSW 2380  
02 6742 6677

yourself or as an investment property.

- Immerse yourself in the welcoming, close-knit community of Carroll, perfect for families and those seeking a quieter lifestyle.



#### Local Amenities:

- The property is also in very close proximity to the very well appointed, funded and staffed Carroll Public School and park.
- Open daily, and only one block away, the Carroll General Store provides coffee, takeaway foods, fishing bait, Supagas supplies, petrol and other essential items.
- Renowned for its agricultural productivity, including cotton, wheat, sorghum, sunflowers, chickpeas, faba beans, fat lambs, and beef cattle, reflecting the vibrant and productive region.

This property is located in flood zone, making it ideal for those who appreciate the dynamic and fertile landscape of the Namoi River.

Don't let this unique opportunity pass you by. Secure your substantial piece of land in Carroll today. Contact us for more information.

\*Approximate rates: \$580 per annum.

**DISCLAIMER:** Whilst all care is taken with the information supplied no warranty is given and you must rely on your own enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.