



7 Royan Street Johns River, NSW

3 1 4

Secluded Acreage with Development Potential (3.33ha / 8 acres)

The home features single-level living, three bedrooms, one bathroom and a large country kitchen. Attached under the same roofline is a large rumpus and study, which is ideally re-purposed as another two bedrooms, extra lounge or perhaps conversion into self-contained accommodation.

There is plenty of onsite shedding including a large carport and vehicle inspection pit.

The zoning of this property is split evenly between RU1 Rural and RU5 Village.

RU5 Village zoning permits subdivision and an entire host of home-based businesses (refer to the zoning definitions in the photos for further detail). Additionally, RU5 zoning presents the potential for subdivision, which may yield four to five building blocks at this s...

Price: \$895,000

Council Rates: \$2,410.00/year (approx)



Martin Newell

0429 883 488

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FLOOR PLAN

7 ROYAN ST,
JOHNS RIVER