



### 17 & 19 Hill Street GANMAIN NSW

Escape to the charm of rural living without sacrificing modern comforts in this picturesque block in Ganmain, NSW. Situated on a generous quarter-acre block of over 1012sqm, this property boasts a habitable shed ready for approval, allowing you to inhabit in while you build your dream home. (Block 17 has council approval in place for conversion)

Architecturally designed home plans are available to complement the block, taking full advantage of the north-facing windows and wraparound cemented verandah. The shed's open-plan layout features hardy concrete flooring and soaring raked ceilings, perfect for adding a mezzanine level addition.

A separate modern bathroom and kitchenette make this shed a functional and comfortable dwelling. The impressive wrap around veranda adds to the flexibility of the structure with ample storage and shelter.

**Price** : \$183,000 each

**Land Size** : 1012 sqm

**View** : <https://www.kitsonproperty.com.au/8047251>



**Chris Ward**