



*17 Golden Elm Way, Lyndhurst*

**SOLD**

### **Historic Opportunity ? Lyndhurst**

🏠 4 🚿 2 🚗 2

Set in the renowned newly completed Golden Elm Esate Lyndhurst, Lot 34 is the developments 3rd and final stage under its approved planning permit.

Currently Lot 34 consists of approx 1434 sqm of land with a circa 1864 Red Brick School Building on it and (outbuildings to be demolished) that is heritage listed.

There is a current planning permit that permits the land to be used to build a min 3 & the approved 4 bedroom 2 bath double car garage brick home on the site (Floor Plan avl on request) that also needs to and does incorporate the Heritate school building.

The Developoer is offering a full House & Land Package for \$850,000.00  
OR the Land in its current state can be bought with permits for \$450,000.00

This primium location provides a rare combination



**William Lawford**  
0417 321 688

**Lawfords**  
REAL ESTATE