



### 203/31 Stirling Way Thurgoona NSW

This massive 3,188m<sup>2</sup> block is positioned in the growing corridor of Thurgoona in the prestigious Illuka View Estate.

Fully fenced & serviced with quality guidelines & a rural feel, this fabulous lifestyle block is ready & waiting for you to build on right now.

Space is no constraint with plenty of room to grow & build your dream home adding in a pool, plenty of shedding & still have plenty of open space & room for the kids & pets.

Enriched by a gentle slope to enhance the views this rare find is located just off Kerr's road close to Thurgoona Plaza, University, schools, sporting facilities such as golf & tennis & Lake Hume is just minutes away.

Contact now for a copy of the design guidelines & block &

**Price** : \$ 430,000  
**Land Size** : 3188 sqm  
**View** : <https://www.gyre.com.au/sale/nsw/murray-region/thurgoona/residential/land/6472123>



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