

# 1 Loane Circuit, Farley, NSW 2320

## Residential Land For Sale

Thursday, 4 January 2024

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Area: 1031 m<sup>2</sup>

Type: Residential Land



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## PROPERTY PREVIEW

Nestled in the township of Farley, is an amazing opportunity to build your dream family home. Registered and ready to build on, this unique location offer a semi-rural feel, whilst being within minutes of local shopping centres, homemaker outlets, quality schooling and recreation facilities in the nearby suburbs of Lochinvar, Rutherford and Maitland. An added bonus is the short 15 minute drive to the sights and delights of the Hunter Valley Vineyards, affording you the chance to enjoy acclaimed restaurants and cellar doors at your leisure. Arriving at the block you have an amazing canvas to work with, having a huge 1031 sqm corner block of land allowing for minimal site fees and unlimited build options. The approximate block dimensions are an 33.83m wide frontage and rear, along with a 33.25m length. Complete with a South-facing backyard your build options really are unlimited allowing you to create the dream family home. Flat, spacious, corner blocks that are ready to build on very rarely hit the market, so contact your team at Clarke & Co today for your site plan and details. BLOCK SIZE – 1031 sqm FRONTAGE – 33.83m DEPTH – 33.25m ASPECT – South-facing backyard Outgoings: Council Rates: \$1,718.24 approx. per annum Why you'll love where you live;- 3 mins to Rutherford with schools, Homemakers centres, 3 major supermarkets, sporting fields, bowling clubs, pubs, restaurants etc- 7 mins to St Joseph's College & St Patrick's Primary school Lochinvar- 50 mins to Newcastle CBD & beautiful beaches- 15 mins to the Hunter Valley Vineyards- 2 hours to Sydney - 1 hour to the pristine shores of Port Stephens\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.