

**113 Wollombi Road, Muswellbrook, NSW 2333**

**Raine&Horne.**

**Other For Sale**

Wednesday, 24 April 2024

113 Wollombi Road, Muswellbrook, NSW 2333

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Katie Constable  
0400628702



Carolyn Wallis Tomlins  
0488061192

**\$100,000**

Calling all investors and developers! This is a prime knock down / rebuild opportunity to build a brand new investment property (STCA) with the existing brick residence inhabitable due to fire. Totaling 562m<sup>2</sup>, the block offers a frontage of 17 metres with a North-west aspect and positioning on the high side of the street. Located within walking distance to St James Public School and close to local parks and shopping centres, this is a rare opportunity to secure an affordable block in an existing residential area.

- 562m<sup>2</sup> residential block
- Existing brick home requiring knock down (STCA)
- Frontage 17 metres
- Depth 33 metres
- 150m to bus stop
- 250m to Hunter Park Half Court with children's playground, picnic facilities & basketball court
- 650m to St James Primary School & St Nicholas Early Education
- 1.8km to Muswellbrook Fair Shopping Centre with Coles, Aldi & specialty stores
- 3km to Muswellbrook main street
- 3.2km to Muswellbrook train station

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.