

**17 Suttor Avenue, Mudgee, NSW 2850**



**Sold Residential Land**

Saturday, 4 May 2024

17 Suttor Avenue, Mudgee, NSW 2850

Area: 770 m2

Type: Residential Land



Lucas Sheppard  
0498777477



Jahymi Dowel  
0499550220

**\$240,000**

Introducing an incredible chance to develop on a registered parcel located in the highly desirable Caerleon Estate. Spanning across 770sqm, this flawless setup offers the perfect foundation for a dream family home or a lucrative investment. Take advantage of robust rental yields and an idyllic living environment within the expertly designed community, while also enjoying the assurance of future growth and infrastructure enhancements in the years ahead.-A generous 770sqm allotment, conveniently located near parklands and reserves. -This newly registered stage offers the opportunity to build quality homes in a thriving community. -Enjoy the advantage of a substantial 22-meter frontage, perfect for creating a superior design. · -Benefit from the proximity to the proposed village centre site, Oaktree Lifestyle Village. -Future plans include a childcare centre, shopping complex, and more, ensuring a vibrant and convenient lifestyle. -Whether you choose to reside peacefully or invest with confidence, this parcel provides endless possibilities. -Contact us to discuss the option of designing a custom house and land package tailored to your preferences for this remarkable site.