

**1A Raymond Street, Speers Point, NSW 2284**

Robinson

**Sold Residential Land**

Friday, 8 September 2023

1A Raymond Street, Speers Point, NSW 2284

Area: 580 m2

Type: Residential Land



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## Contact agent

Are you dreaming of building a new home in a picturesque and peaceful setting? Look no further than Munibung Hill Estate, an exclusive land subdivision positioned on 80 hectares overlooking the sparkling waters of Lake Macquarie. Surrounded by beautiful bushland that can never be built on, you'll enjoy stunning views while living in a brand-new neighbourhood of quality homes. This breathtaking, elevated location has been tightly held within one family for almost a century and is now available for the first time. Lot 129 is a 580sqm level block with an ideal north-to-south orientation—part of stage 1 of the development and the only listed stage that commands lovely lake views. Bordered by the suburbs of Speers Point and Warners Bay, access the best lifestyle the Lake Macquarie region offers. You'll be only minutes from the lake, bushland, recreational areas, popular restaurants, cafes, schools and shops. Go for a bike ride around Lake Macquarie, picnic with the kids at Speers Point Park, take the boat out for a fish, or dine in style at a Warners Bay waterfront restaurant. This scenic location also offers city convenience and is close to numerous shopping hubs, with Costco, Stockland Glendale, Charlestown Square and Westfield Kotara only a short drive away. Now is your chance to secure this prized block in a sought-after estate.

**Lot Features:**

- Lot 129 is a 580sqm, level block with a north-to-south orientation (street front is south) located in the exclusive Munibung Hill Estate
- Surrounded by untouched bushland, the estate offers views of Lake Macquarie and Mt Sugarloaf
- This land lot is part of the Stage 1 release of land, the only stage with water views. The block's location at a T-junction also gives it an increased chance of having unobstructed water views when built on
- Stage 1 lots are all tiered with retaining walls towards the water to ensure an elevated view 1-2m higher than the lot in front of them
- The lot is also connected to fibre NBN, underground power, water and sewerage

**Location Features:**

- 4 mins to Speers Point Public School, local shops, cafes and the lakeside cycle and walking track
- 8 mins to Speers Point Park for lakeside picnics, fishing and playgrounds
- 8 mins to Warners Bay Village for supermarkets, shops and quality lakefront restaurants and cafes
- 9 mins to Costco
- 11 mins to Stockland Glendale
- 15 mins to Charlestown Square + 17 mins to Westfield Kotara
- 18 mins to John Hunter Hospital