

# 21 Merion Circuit, Heddon Greta, NSW 2321

## Sold Residential Land

Thursday, 16 May 2024

21 Merion Circuit, Heddon Greta, NSW 2321

Area: 576 m2

Type: Residential Land



Mat Harris  
0249260600



Dale Slater  
0249260600

**\$370,000**

- Registered block Lot number 324- 576sqm block with approx. 18m wide frontage x 32m length- No rear neighbour backs on to water reserve- Perfect flat block with NNE rear aspect- BAL low indicated Looking to bring your dream new home to life, exactly the way you've always imagined? Well, look no further than this 576sqm level block in picturesque Avery's Rise. An approximate 18m frontage gives you all the room you need for a spacious family home that comes with a fantastic alfresco entertaining area, and who knows, maybe even a pool (subject to council approval). Prepare yourself for ultimate privacy – the block boasts a coveted north-northeast rear aspect that backs onto a peaceful waterside reserve. At Avery's Rise, you'll never be short of things to do. Want to perfect your swing? Head over to the nearby Kurri Kurri golf course for a round. Fancy yourself a wine connoisseur? Indulge in the finest wines the Hunter region has to offer at one of its many vineyards. Or perhaps you just want to bask in the sunshine and enjoy the breathtaking flora surrounding your brand new home. Avery's Rise is perfectly situated just a five-minute drive from the Hunter Expressway, granting you easy access to a wide range of recreational activities that Newcastle and the Hunter region are known for. Whether you need schools, shopping centres, medical facilities, cosy cafes, top-notch restaurants, exciting entertainment venues, or the lively hub of Maitland, everything you desire is within a convenient 15-minute drive. Your dream home can be a reality at Avery's Rise, ready to be tailored to your every wish and desire. - 5km to shopping, everyday needs and public and high schools in Kurri Kurri- Approximate 5 minute drive to Hunter Expressway for an easy commute- Newcastle city centre can be reached in 30 minutes\*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.