

**33 Marlowe Avenue, Anambah, NSW 2320**

**Salt**

**Residential Land For Sale**

Friday, 17 May 2024

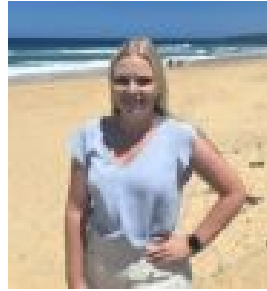
33 Marlowe Avenue, Anambah, NSW 2320

Area: 573 m2

Type: Residential Land



Selina Rankin  
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Kate Robinson  
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**\$400,000**

This is an opportunity not to be missed! Ideally located in a lovely pocket of Anambah is the estate's only duplex-approved block. Occupying a prized cul-de-sac location, this fantastic flat block spans 573.2m<sup>2</sup>. Registered and ready to build on, we can offer a fabulous two-storey duplex package of 4 bedrooms, 2 bathrooms and 1 car garage, presenting an incredible option for investors, owner-occupiers, or downsizers alike. Upon completion, you could keep both units, or sell one and live in the other – the choice is yours! Anambah is ideally situated to enjoy the highlights of the Hunter Valley region. Just a 5-minute drive from Rutherford town centre, it offers exceptional convenience for everyday living. - Registered land ready to build!- Only duplex-approved block available in the estate!- Just a short drive to Rutherford, providing all the retail, services, schooling, and recreational facilities you need.- Only a 10-minute drive to Maitland CBD.- 20 minutes to the renowned Hunter Valley Vineyards, featuring award-winning restaurants and cellar doors close to home.- 45 minutes to Newcastle's city and beaches.- 3.3km to Rutherford Public School and 4km to Rutherford Technology High School, making for easy commutes to and from school.