

# 33 Olivia Place, North Rothbury, NSW 2335

## Sold Residential Land

Monday, 16 October 2023

33 Olivia Place, North Rothbury, NSW 2335

Area: 1200 m2

Type: Residential Land



Cathy Cattell  
0249342000



Sasha Roberts  
0249342000

**\$245,000**

Discover an incredible opportunity in North Rothbury! This well-positioned 1200 sqm vacant land boasts two street frontages and is situated near the renowned wineries and restaurants of Hunter Valley. It is centrally located to Maitland, Cessnock, and Singleton. Just a 40-minute drive to Newcastle and 2 hours from Sydney CBD. With town water and power on-site, it's ready for you to build your dream home. There is also DA approval to build a very large 3-bedroom home with multiple living spaces. Surrounded by quality modern residences, with loads of room to build an additional shed or pool. Zoned as RU5 village with approval from Cessnock Council for a sub-surface septic system. Enjoy the added convenience of a private driveway from Olivia Place. The motivated owners are eager to sell and are open to all sensible offers. Don't miss out on this fantastic opportunity! \*\*\* Estimated council rates \$302 per quarter. Call Cathy and her team today to discuss further! 0414697424. Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources, we believe to be reliable, PRDnationwide Hunter Valley does not warrant, represent or guarantee the accuracy, adequacy, or completeness of the information. PRDnationwide Hunter Valley accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and potential purchasers should make their own investigations before purchasing.