

35 Grey Street, Clarence Town, NSW 2321

Sold Residential Land

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River

35 Grey Street, Clarence Town, NSW 2321

Area: 2023 m2

Type: Residential Land



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For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPS' to 0428 166 755. The Key Details- 2,023sqm registered allotment- Zoned E1 Local Centre (mixed-use zoning – allowing both residential and commercial applications)- Block sloping toward the street- Power available from the street- Extra wide entry bridge engineered for heavy vehicle access- Walking distance to the local medical centre, pub, chiropractor, veterinarian, bakery and more- Zoned for Clarence Town Public School and Dungog High School- 35 minutes to Maitland CBD- 55 minutes to Nelson Bay (Port Stephens)The Agent Loves"Discover the potential in this expansive registered allotment, perfectly positioned for both residential charm and commercial opportunity, all just a stroll away from Clarence Town's amenities."The LocationWith its serene riverside setting, Clarence Town offers a peaceful retreat from the hustle and bustle of city life. Its streets are lined with a mix of modern amenities and heritage buildings, reflecting a rich history that adds to its allure. Whether you're taking a stroll along the river or enjoying a community event, Clarence Town embodies a perfect balance of tranquil living and vibrant community engagement.Maitland - 32 min (34.6km)Stockland Green Hills - 32 min (34.1km)Newcastle - 58 min (56.7km)The OpportunitySeize the unique opportunity to craft your dream space on this expansive 2,023sqm allotment, nestled in the heart of Clarence Town. Located on the vibrant Grey Street, this registered block is a blank canvas awaiting your vision, whether for a bespoke residence, a thriving business, or a blend of both, thanks to its E1 Local Centre zoning.Imagine the ease of life with every local amenity just a leisurely walk away. From the friendly neighbourhood pub to essential services like the local medical centre, chiropractor, and veterinarian, not to mention the delightful smells wafting from the nearby bakery. This plot puts you at the centre of community life, offering a lifestyle of convenience and connection.The land itself presents a unique aspect, gently sloping towards the street, providing an ideal canvas for innovative architectural designs that embrace the natural landscape. With power readily available from the street and an extra-wide entry bridge engineered to support heavy vehicle access, the practicalities of building your dream have already been considered.Families will appreciate the local educational opportunities, with zoning for Clarence Town Public School and Dungog High School, ensuring a bright future for your children. Meanwhile, the allure of the Maitland CBD is less than 35 minutes away, offering the perfect balance between peaceful country living and city convenience. For weekend adventurers, the pristine beaches and natural beauty of Nelson Bay in Port Stephens are just a 55-minute drive, promising endless leisure and exploration.This plot at 35 Grey Street isn't just land; it's a gateway to a future filled with potential, blending residential warmth with commercial vibrancy. Don't miss the chance to be a part of this thriving community, where your vision can become reality.SMS 35Gre to 0428 166 755 for a link to the online property brochure.