

47 Marshall Street, Clarence Town, NSW 2321



Residential Land For Sale

Thursday, 16 May 2024

47 Marshall Street, Clarence Town, NSW 2321

Area: 2044 m²

Type: Residential Land



Scott Hunter
0448870068

\$395,000

Here it is, a perfectly positioned blank canvas ready for you to bring your dreams to life. This half acre block (2,044sqm) is in a prime location being in a lovely neighbourhood and close proximity to schools, local shops and amenities. You can start with a shed and build it to the rear of the property. This would be ideal for anyone tinkering with their hobbies and plenty of room for a caravan or extra car parking space. What are you waiting for? There are an abundance of tourist locations close by. Beach favourites like Nelson Bay, Hawks Nest/Tea Gardens, Newcastle, the historic Morpeth and of course, the Hunter Valley, all less than an hour away. Newcastle Airport is a short 30 mins commute. Raymond Terrace centre is 25-minutes away and has all your necessities. If shopping is your thing, a 40-minute drive will get you to Maitland and every major brand at your feet, including the new Stockland Mall, Greenhills. If you have young children, Clarence Town PS, Glen William PS and Seaham PS have an excellent reputation. Teens can commute to both public and private High Schools in Dungog, Raymond Terrace or Maitland, where there's plenty of schools to choose from. In terms of medical facilities, there are 2 medical practices in Clarence Town and the formidable John Hunter Hospital, Maitland Private, plus the NSW Government's new \$470 million Maitland Hospital are all within 40 minutes. For further details or to arrange a walkover - call Scott Hunter on 0448 870 068. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.