

6 Mustons Road, Karuah, NSW 2324

River

Residential Land For Sale

Tuesday, 7 May 2024

6 Mustons Road, Karuah, NSW 2324

Area: 4047 m²

Type: Residential Land



Tom Woods
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\$795,000 - \$835,000

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: 4,047 sqm of residential title Flat site with sub-division potential of up to 5 blocks (STCA) Zoned residential low-density Services to the front and back of the property with town sewer and water connections Crown land to the back and left of the property Mustons Creek and the Karuah River to the rear of the property Close proximity to local shops and amenities Zoned for Karuah Public School 5 minutes to local boat ramps 20 minutes to the holiday hotspots of Tea Gardens and Hawks Nest Easy access to the Pacific Highway

The Agent Loves "The numbers simply stack up: this is one not to miss. The opportunity to find a residential block of this size in the heart of a growing suburb of Port Stephens is an absolute rarity in today's real estate space. Develop, build or enjoy acreage living in the heart of town." The Location Karuah is renowned for its lush greenery, vibrant community spirit, and access to stunning waterways, making it a paradise for outdoor enthusiasts and those seeking a peaceful retreat. Local amenities including cafes, boutique shops and community parks add to Karuah's appeal. With its scenic beauty and friendly atmosphere, Karuah embodies the perfect blend of relaxation and community living.

Maitland - 40 min (47.4km)
Stockland Green Hills - 35 min (44.3km)
Newcastle - 45 min (53.6km)

The Opportunity Discover an unparalleled opportunity at 6 Mustons Road, where the promise of a coastal lifestyle melds seamlessly with boundless potential. Spanning a generous 4,047 sqm in the heart of Port Stephens' enchanting coastal villages, this low-density living residential title beckons with the allure of a flat site, primed for the visionary with subdivision potential of up to five blocks STCA. Imagine the ease of connection with services to both the front and back of your property, including town sewer and water connections, simplifying the journey towards realising your dream. The property is cradled by crown land to the back and left, unfolding a park-like environment that invites nature to your doorstep. With Mustons Creek and the captivating Karuah River at the rear, your connection to the water is perpetual, enriching your lifestyle with its serene presence. Nestled within a quiet coastal community, this land is much more than space; it's a gateway to a life where the village atmosphere and the soothing sounds of Port Stephens' waterways are daily companions. Merely 5 minutes from public boat ramps, adventure on the water is always within reach. While just 20 minutes from the holiday hotspots of Tea Gardens and Hawks Nest, you're perfectly positioned for both seclusion and excitement. Ease of access to the Pacific Highway ensures connectivity to wider regions, while zoning for Karuah Public School caters to educational needs. Local amenities are but 2 minutes away, promising convenience alongside the tranquillity of coastal living. Ideal for developers or those desiring a substantial residential block, this land offers endless potential for multiple dwellings, a grand home with space for a home business, or simply a vast expanse to enjoy the proximity to local hubs and amenities. At 6 Mustons Road, Karuah, craft the lifestyle you've dreamed of, surrounded by the natural beauty and community spirit of Port Stephens. SMS 6Mus to 0428 166 755 for a link to the online property brochure.