

**75 Church Street, Abermain, NSW 2326**



**Residential Land For Sale**

Monday, 3 June 2024

75 Church Street, Abermain, NSW 2326

Area: 6 m2

Type: Residential Land



Matt Pester  
0431367247

**\$990,000**

Answering the call for buyers seeking a semi-rural lifestyle change, plenty of space and relaxing country views, this superb acreage provides 15 acres of sheer beauty. Surrounded by wildlife and hectares of State Forest and National Park, this is your ticket to country freedom. Naturally beautiful with native trees and a dam, there is plenty of scope to build a masterpiece and live a life of serenity. Developers will also see the potential to clear the land and subdivide (STCA) as the property has modern family estates and great infrastructure nearby. On the fringe of Hunter Valley Wine Country, Abermain has been steadily gaining popularity in recent years thanks largely to its proximity to the Hunter Expressway and the major townships of Cessnock and Kurri Kurri. Having world-class wineries, restaurants and concert venues nearby certainly doesn't hurt either. - Prestige approx. 15 acre landholding 15 minutes from the heart of Wine Country - Tree-studded acreage ready to be enjoyed as a lifestyle property or cleared for development (STCA)- Some infrastructure is already in place, along with a picturesque dam - Fertile land to grow your own veggies, plant some vines, or add an orchard- Within a 5km radius find a primary school, worker's club, local shops and doctor's surgery - 8 minute drive to Kurri Kurri CBD, 15-minute drive to Cessnock CBD- Wine, dine and attend world-class concerts nearby in the iconic Hunter Valley \* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.