

97 Boulton Drive, Paterson, NSW, 2421

Land For Sale

Wednesday, 9 October 2024

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Type: Land



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Spacious block of land in tranquil countryside

Discover the perfect canvas for your dream home or rural retreat in the charming town of Paterson.

This expansive 3.22-acre block of land offers breathtaking countryside views, privacy, and endless possibilities.

Located in the heart of Paterson, this block of land combines the tranquility of rural living with convenient access to local amenities.

Whether you're looking to build a spacious family home, start a hobby farm, or create a weekend getaway, this land provides the ideal setting.

Embrace the opportunity to own a piece of paradise in one of NSW's most picturesque regions.

- Perfectly positioned, large lifestyle lot in rural Paterson, with tranquil country views
- 3.22 acres of rural land for you to design and build your dream country homestead
- The registered land comes with mains power and water connected to the front of the block
- There is also approved plans for a dwelling and additional shed readily available
- The approved dwelling offers a foundation, ready to be modified to your preference
- On site wastewater system approval in place for early connection and commissioning
- Or the blank canvas offers freedom to customise your future home to suit your needs
- No need to demolish or clear existing structures, saving time and money upfront
- R5 zoning preserves the low density and rural lifestyle character and charm of the area
- Also permitting a range of rural lifestyle uses to enhance your lifestyle experience
- Offering exceptional privacy with tar-sealed road frontage and tree-lined driveway
- Perimeter fencing is in place with a combination of rural fencing and post and rail
- Enjoy the expansive views and fresh country air just minutes to the town of Paterson
- Surrounded by picturesque natural beauty and nearby creeks and rivers to enjoy
- Enjoy the country atmosphere, and easy access to nearby Maitland and Newcastle
- Only 28 minutes to Stockland Greenhills, 1 hour to Newcastle, and 2 hours to Sydney

Council Rates \$1,900pa