

# Lot 1234 Caerleon Estate, Caerleon, NSW 2850

**McGrath**

## Sold Residential Land

Thursday, 16 November 2023

Lot 1234 Caerleon Estate, Caerleon, NSW 2850

Area: 901 m2

Type: Residential Land



Adam Woods  
0409721703

**\$300,000**

Set in a growing area and featuring a level gradient and corner orientation, this block boasts a generous size of 901 sqm and dual services to suit a dual occupancy development ideal for a budding investor looking to create equity or build a dual income generating asset. Capitalise on strong rental returns and ideal living conditions within the master planned suburb, with proposed shopping village, parks and daycare just moments away. - 901 sqm block situated in growth locality of Caerleon. - Dual occupancy potential with dual services already installed- Currently under construction, registration estimated late 2023- Corner positioning – versatile lot with multitude of design options- Fully serviced with town services including NBN connectivity- Suit solar passive design with favourable North to rear aspect- Stunning rural aspect over surrounding leafy countryside- Close to projected parklands, childcare facilities and shopping village- Industrial/commercial centre being built 2km away- Will be surrounded by brand new, quality homes