

Lot 19, 42 Marlowe Avenue, Anambah, NSW 2320

Residential Land For Sale

Saturday, 18 November 2023

Lot 19, 42 Marlowe Avenue, Anambah, NSW 2320

Area: 469 m2

Type: Residential Land



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PROPERTY PREVIEW

Ideally located in a lovely pocket of Anambah and nestled close to Rutherford is an amazing opportunity to build your dream family home. Registered and ready to build on, this land is only minutes from beautiful lagoons & parkland, a short drive into Rutherford offering all the retail, services, schooling and recreational facilities you'll require, plus Maitland CBD an easy 10-minute drive, Newcastle 45 minutes away and a mere 20 minutes to the iconic Hunter Valley. Arriving at the block you have an amazing canvas to work with, having a huge 469.9 sqm block of land allowing for minimal site fees and unlimited build options. This block offers the potential for dual key occupancy, perfect for those seeking multi-generational living or smart investors! The approx. block dimensions are a 14.07m wide frontage and rear, along with a 36.85m length. With complete wide frontage and room for side access, build options really are unlimited allowing you to create the dream family home or smart investment! These flat, large blocks are extremely hard to find so don't miss out, contact your team at Clarke & Co today for your site information. Dual key occupancy potential for Investors: HOME ONE: 4 bed, 2 bath, 1 car Approx. Rental Return: \$550 per week HOME TWO: 2 bed, 1 bath, 1 car Approx. Rental Return: \$420 per week BLOCK SIZE - 469.9 sqm FRONTAGE - 14.07m DEPTH - 36.85m ASPECT - East-facing backyard Outgoings: Strata rate: \$780.20 approx. per annum Why you'll love where you live; - A short drive to Rutherford offering all the retail, services, schooling and recreational facilities you'll require. - Maitland CBD an easy 10 minute drive. - 20 minutes to the world famous Hunter Valley Vineyards, offering award winning restaurants and cellar doors close to home. - An hour's drive to the pristine shores of Port Stephens. - 45 minutes to Newcastle's city and beaches. - 50 minutes to Newcastle Airport. ***Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.