

Lot 2, 8 Birds Lane, Maraylya, NSW 2765

Sold Residential Land

Thursday, 17 August 2023



Lot 2, 8 Birds Lane, Maraylya, NSW 2765

Area: 4 m2

Type: Residential Land



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\$2,500,000

Resting in a tranquil yet convenient location within The Hills region is an idyllic 11 acre slice of rural paradise. This exceptional property, tucked away along a quiet lane, epitomises peaceful acreage living with modern amenities within easy reach. The land, an east-west stretch of level, arable terrain, currently hosts multiple horse paddocks, promising a lifestyle steeped in serene countryside charm. To the south and east, the property boasts an embankment of mature native bush, offering both natural beauty and privacy. As a canvas for your vision, this property welcomes the creation of a masterful rural retreat amidst nature's mesmerising harmony. Adding value to its charm, the property is zoned RU6 Transition, opening doors to dual occupancies and various other recreational, agricultural, or commercial land use (STCA), marking it as an investment, development, or land banking opportunity with immense potential. The property's allure is heightened by its proximity to The Gables development, providing a connection to the master-planned residential development and essential services. The nearby Santa Sophia Catholic College and Carmel Village Shopping Centre further underline its unique blend of rural serenity and lifestyle convenience, along with Rouse Hill Town Centre and Metro station, reached in just 20 minutes. Features: - 11 acre rural haven within a convenient enclave of The Hills - Flat, level, arable lot currently utilised as horse paddocks - Ideal setting to create a bespoke rural retreat - Situated along a quiet lane, curating peaceful living - Enveloped by mature native bush to the south and east for privacy - Zoned RU6, allowing for dual occupancies and other uses (STCA) - Presents an opportunity to develop or land bank - Proximity to The Gables development and essential services - Nearby Santa Sophia Catholic College and Carmel Village Shopping Centre - 20-minute drive to Rouse Hill Town Centre and Metro station Speak to your friendly Cutcliffe agent today to organise a visit.