

**Lot 47 Timberline Estate, 293-329 John Oxley Drive,
Thrumster, NSW 2444**



Sold Residential Land

Wednesday, 17 April 2024

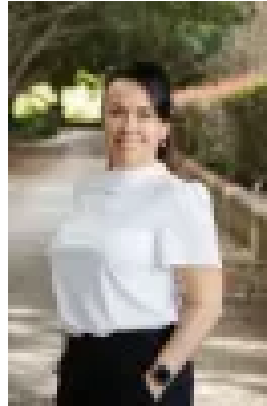
Lot 47 Timberline Estate, 293-329 John Oxley Drive, Thrumster, NSW 2444

Area: 568 m2

Type: Residential Land



Karla Faint
0444590788



Arcadia Loughland
0408301970

\$400,000

Nestled in the heart of a flourishing New Estate, our stunning block of land for sale offers a unique opportunity to create your dream home. Here's why this property is a once-in-a-lifetime chance you won't want to miss:

Key Features:

- 1. North to Rear Aspect:**- Embrace natural sunlight throughout the day with a perfect north-to-rear orientation.- Your living spaces will be bathed in light, creating a warm and inviting atmosphere.
- 2. Breathtaking Bushland Views:**- Indulge in unspoiled nature with captivating bushland views from the front of your property.- Enjoy a sense of seclusion and privacy, creating a sanctuary for you and your family.
- 3. Peaceful & Quiet Retreat:**- Wake up to the soothing sounds of nature and enjoy tranquil evenings surrounded by a sense of calm. -This block promises peace and quiet, providing a haven away from the hustle and bustle.
- 4. Near Level Bliss:**- Building your dream home just got easier with this near-level block.- Aesthetic appeal combined with cost-effectiveness, making it ideal for creating your perfect haven.
- 5. Perfect for Downsizers and Growing Families:**- Versatile block catering to downsizers and growing families alike.- The ease of building on a near-level surface ensures a seamless process for all generations.
- 6. Convenient Location:**- Enjoy the convenience of a location that blends tranquility with easy access to essential amenities.- Your new homesite offers the perfect balance of seclusion and accessibility.
- 7. Your Dream Starts Here:**- Don't miss the chance to turn your dream home into a reality.- Secure your slice of paradise, where every detail has been carefully considered for a lifestyle of comfort and bliss.

Additional Information:

- Land Size: 568.2m²- Frontage: 17m, Back Width: 17m, Depth on Western Side: 33.61m, Depth on Eastern Side: 33.24m-
- Zoning: Residential- Utilities: Water, Electricity, Sewer, and NBN- Registration: Expected in the 1st quarter of 2024

Pay a 5% deposit to secure this property, allowing you time to save and design your dream home with Settlement at Registration which is expected in the 1st quarter of 2024 or we can offer a delayed Settlement after July 2024 *Agent declares interest. Contact us today for further information. Karla Faint: 0444 590 788 NPB Office: 0447 020 742

DISCLAIMER: The information contained in the advertising of this property is not based on any independent enquiries or knowledge of the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.