

**Lot 502, Averys Lane, Heddon Greta, NSW 2321**



**Sold Residential Land**

Tuesday, 14 November 2023

Lot 502, Averys Lane, Heddon Greta, NSW 2321

Area: 645 m2

Type: Residential Land



Mitchell Olsen  
0411032393

**\$390,000**

Opportunity knocks! We are thrilled to present a rare offering in the highly desirable suburb of Heddon Greta. This impressive 646m<sup>2</sup> vacant land parcel, boasting a generous 17m frontage, provides the perfect canvas for you to create your dream home. Don't miss this chance to secure a prime piece of real estate in a sought-after location. Key Features include:- 646m<sup>2</sup>- 17m Frontage- 38m Depth- Registered - Choose your own builder- Level building site- Conveniently located close to local educational facilities- Close to East Maitland Shopping Centre - Services include Electricity, Gas, Town Water, Internet and Sewer- No community levies- Centrally located to access the best of the Hunter Valley lifestyle- Only a short drive to the Hunter Expressway Building Flexibility: This blank canvas of land allows you the freedom to bring your vision to life. Design your dream home with all the features and layout that perfectly suits your lifestyle and preferences. From spacious bedrooms to a gourmet kitchen and a backyard oasis, the choice is yours. With the ongoing growth and development in the area, investing in this land presents an exciting opportunity. Take advantage of the increasing demand for housing in this popular suburb and potentially maximise your return on investment in the future. Don't miss your chance to secure this prime residential land and build the home you've always dreamed of. Whether you're a growing family or an astute investor, this is an opportunity not to be missed. Contact us today to arrange an inspection and start turning your vision into a reality. Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision