

# Lot s, 33, 34, 36, 37, 38 Eel Creek Close, Warrell Creek, NSW 2447

G J KENNEDY & CO

## Residential Land For Sale

Friday, 10 May 2024

Lot s, 33, 34, 36, 37, 38 Eel Creek Close, Warrell Creek, NSW 2447

Area: 1 m2

Type: Residential Land



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Claire Daniel

## Price on Application

Located in a quiet cul-de-sac in the picturesque Congarinni locality, 8 minutes south of Macksville, boasting elevated views, coastal breezes in the rural heartland of the Nambucca Valley and Macksville growth area. All blocks are at least 1 hectare in size and boast the following features: - Building entitlement - Underground electricity - Tarred road access - School bus

Perfect lifestyle blocks for young families, retirees and sea changers. Available lots: - Lot 33 (1 ha) - \$495,000 - Easy to manage slightly undulating block with privacy and creek boundary. - Lot 34 (1 ha) - \$595,000 - This block is the crown jewel of the subdivision, boasting beautiful elevated views to the east and access to both Eel Creek Close and Congarinni Road South. - Lot 36 (1 ha) - \$480,000 (1 ha) - Slightly undulating block with native bushlands to the rear. - Lot 37 (1 ha) - \$395,000 - Creek level block with some beautiful native trees and vegetation and creek boundary. - Lot 38 (1.1 ha) - \$450,000 - Ideal block to start building immediately with existing building pad, dual entrances (top and bottom of block - ideal for a separate shed or granny flat at the bottom of the block), and creek boundary.

About the estate - Upper Warrell Creek Estate is located just south of Macksville, with school bus service to all local primary and secondary schools, minutes to town amenities including, hospital, local pool, library, pre-school, council chambers and retail stores, and within 45 minutes to Coffs Harbour's regional airport and university - all serviceable by bus. For more information, contact Jesse Stanton on 0432 187 075 or Claire Daniel on 0429 686 005. We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations. Property Code: 304