

**6 Walmsley Street, Millfield, NSW 2325**



**Residential Land For Sale**

Thursday, 11 July 2024

6 Walmsley Street, Millfield, NSW 2325

Area: 893 m<sup>2</sup>

Type: Residential Land



Oscar Sullivan  
0249914000

## Expressions of Interest

Nestled amidst picturesque rolling hills and lush green landscapes, Millfield offers a tranquil country escape from the hustle and bustle of urban life while remaining conveniently close to Cessnock CBD, just a quick 14-minute drive (11.8km). This expansive 893m<sup>2</sup> vacant parcel is tucked away in a private cul-de-sac position and is the foundation of your dream country lifestyle, providing ample space for the kids to play, room to build your dream home, a sparkling inground pool to be enjoyed on those hot summer days, and still plenty of space for that big shed you have always envisioned (STCA). Within easy reach lies the Millfield General Store, a mere 700 meters away, ensuring effortless access to everyday necessities amidst the beauty of rural surroundings. Plus, the school drop-off is only a quick 3-minute drive to Millfield Public School (1.9km). Embracing the charm of a peaceful village lifestyle, this serene locale presents the ideal blend of country living in the Hunter Valley and accessibility to all of Cessnock CBD's shopping centres, retail shops, medical centres, schools, and much more!

- A vacant parcel ready to build on an impressive 893m<sup>2</sup> lot
- Zoning: RU5 Village
- Power, NBN, sewer and town water ready to connect
- This land is free from bushfire prone areas and flood risk (as per Cessnock City Councils planning certificate)
- 1 hour to Newcastle (61.1km) approx.
- 2 hours to Sydney (168.2km) approx.

\*\*Boundary lines are just an indication only, please refer to the contract\*\*