

**67 Stockyard Parade, Muswellbrook, NSW 2333**

**Residential Land For Sale**

Sunday, 23 June 2024



67 Stockyard Parade, Muswellbrook, NSW 2333

Area: 4657 m2

Type: Residential Land



Alex Bussell

0427549480

**\$305,000 - \$315,000**

Searching for that perfect home that has everything your family could want? It's an impossible dream. We all know that no house is perfect ... unless you plan it and build it exactly as you want. But this is a possible dream. That's why you HAVE to have a look at this! This amazing, rare opportunity to buy a HUGE block close to town is a dream come true. The slightly sloping 4,657 sqm block has woodland views and is set back from the road and backed onto farmland to give maximum privacy. Imagine what you could achieve here! You could build your family's perfect home, landscape your ideal garden and set your family up for life. This is a very easy building site; the slight slope ensures maximum surface water drainage and perfect growing conditions for the garden. This awesome property, situated in the very popular Ironbark Ridge Estate, is close to town, Muswellbrook Fair shopping centre, schools, sporting amenities, and everything else that Muswellbrook has to offer. The homes already in the area are superior quality and the surroundings are idyllic. All services including sewer, power, town water and NBN are available, and work has commenced to lay those services. The battle axe block has already been cleared, so there's no need for any preparatory work. The land is zoned R5 (large lot residential) and there is existing DA approval for a single-storey dwelling. This could be your perfect tree change, your next step towards your dream. It could be the best decision you have ever made for your family. Opportunities such as this, with so many plusses, are few and far between. And there will certainly be a great deal of interest. This is what many families such as yours have been waiting for. The best thing to do is to call today and book a viewing before another lucky family jumps in ahead of you. - Ready to build your dream home- 4,657sqm lifestyle block- Backs onto farmland- Woodland views- Cleared, easy building block- All services available- Superior neighbourhood- DA approved for single-storey dwelling- Close to all amenities

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.