



## 93 William Tester Drive Cliftleigh, NSW

### A fantastic Cliftleigh land offering

Perfectly positioned right at the very edge of Cliftleigh, with no properties opposite and a wonderfully quiet atmosphere, 93 William Tester Drive is an excellent parcel of land worth the attention of any intelligent investor or family looking to build their dream home.

With sizable 478sqm available, and a depth of 45m, it presents a fantastic potential for development into a pleasant, modern family home. This aspect is further enhanced by its family-friendly location, which places it just around the corner from the local park, and a short trip to the Heddon Greta Hotel, Kurri Kurri Golf Course, and of course the Kurri Kurri CBD.

- Land size: 478 square metres approximately
- Tranquil location along the edge of Cliftleigh, with no properties opposite
- Short trip to Heddon Greta Hotel for quality dining, the Hunter Expressway, and the Kurri Kurri CBD for shopping and local amenities
- Quiet, flat, perfectly positioned land for development into a family home
- Photos of example build and cost by Dixon Homes are attached

**Price:** \$327,500



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