



## 80 Caledonia Street Kearsley, NSW

### 5.75 acres, DA approved into 9 lot subdivision

Situated on a significant 5.75-acre landholding, this 3/4-bedroom home sits at the front of a site approved for subdivision and development into nine lots (2000sqm - 4779sqm). With elevated positioning and scenic countryside views, this prime opportunity is just under 5km to Cessnock and 15 minutes to Hunter Valley wine country. Ideal for developers seeking a project in a prime locale, this is your chance to capitalise on the Hunter's expanding residential market.

- 2.327Ha shovel ready development, R5 Large Lot Residential zoning
- Approved DA and approved subdivision work certificate
- Existing home on site allows you to generate income while you build
- Kearsley Public School ? 600m, Cessnock High ? 2.8km, St Philips ? 9.8km
- 300m stroll to George Jeffrey Park sportsground and playground
- Maitland CBD - 25km/29mins, Newcastle CBD ? 47km/50mins
- All services designed and approved
- Almost nothing left to do but start the works?

**Price:** \$1,300,000 - \$1,400,000

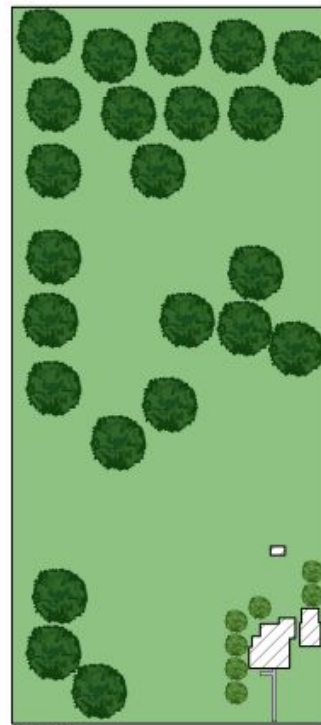


**Debbie Cheers**

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80 Caledonia Street  
Kearsley



Site Map



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.