



## 25 Suncrest Close, BULAHDELAH, NSW 2423

Skip the Hard Work - 2.56 Acres with Approvals, Power & More!!

**1.04 hectares, 2.56 acres**

Secure your slice of peaceful country living with this ready to build 2.56 acre parcel in the highly sought after Myall Park Estate, where the hard work has already been done, saving you significant time, money and stress.

Extensive groundwork has already been completed, including an approved DA, power connected, construction access established, and a substantial 130,000L rainwater tank installed. Avoid lengthy approval processes, rising construction setup costs, and the hassle of organising infrastructure-everything is in place so you can move forward with confidence.

Set on a gently sloping hillside, this impressive block captures sweeping views across surrounding acreage and distant mountain ranges, providing the perfect backdrop for a relaxed rural lifestyle without sacrificing convenience.

The property is well equipped with a fully fenced boundary, dam and tar-sealed driveway access, making it an ideal foundation for your future build.

**TYPE:** For Sale

**INTERNET ID:** L40209131

**SALE DETAILS**

**\$540,000**

**CONTACT DETAILS**

**Elders Real Estate  
Dungog**  
3/140 Dowling Street  
Dungog, NSW  
02 4992 1208

**Rikki-Lee Day**  
0427658146

Positioned just 3.5km (approx. 3 minutes) from the heart of Bulahdelah, you'll enjoy easy access to local shops, schools, and amenities while embracing the tranquillity of a countryside setting.

Conveniently located, you're within:

- 35 minutes to the pristine beaches of Seal Rocks
- 30 minutes to Port Stephens
- 50 minutes to Taree
- 50 minutes to Newcastle Airport

Opportunities like this, where so much of the upfront work is already complete are increasingly rare. Step straight into the build phase and start creating your dream lifestyle sooner.

For more information or to arrange your private inspection, contact Rikki-Lee Day on 0427 658 146.

Elders R & R Property Group make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.

- Land Area 2.5600 acres

