

FOR SALE

"BUILD YOUR DREAM HOME ON THIS 338SQM OF LAND IN THE CHARMING TOWN OF TERALBA, NSW. DON'T MISS THIS OPPORTUNITY OF A LIFETIME!"

Welcome to your dream location in Teralba, New South Wales. This picturesque town is the ideal spot for those seeking a peaceful and tranquil lifestyle. Nestled in the heart of the Hunter Region, Teralba offers a perfect blend of rural charm and modern amenities. And now, you have the opportunity to become a part of this thriving community by owning a prime piece of land in this desirable location.

Introducing 338 square meters of pure potential. This land is a blank canvas, or use the existing DA Approved Design Plans available on application.

Plans have already been prepared and a contract price is available from Hudson Homes for a 4 Bed/2Bath/2Car Double Storey Home.

Located in a quiet and family-friendly neighborhood, this land offers the perfect setting for you to create your dream home. The peaceful and serene surroundings provide a relaxing atmosphere, making it the perfect escape from the hustle and bustle of city life. With no tenants currently occupying the property, you have the freedom to design and build your dream home without any restrictions.

The location of this land is truly unbeatable. Teralba is a charming town with a strong sense of community. You will be surrounded by friendly and welcoming neighbors who will make you feel right at home. The town also offers a range of amenities such as schools, parks, and shops, making it a convenient place to live. Plus, with easy access to major highways, you can easily travel to nearby cities for work or leisure.

First Home Buyers take note: Don't miss out on this once-in-a-lifetime opportunity to own a piece of paradise in Teralba. This land is perfect for those looking to build their dream home, start a family, or simply looking for a peaceful and serene place to retire. The possibilities are endless with this prime land, and it won't last long on the market.

0 BED | 0 BATH | 0 CAR

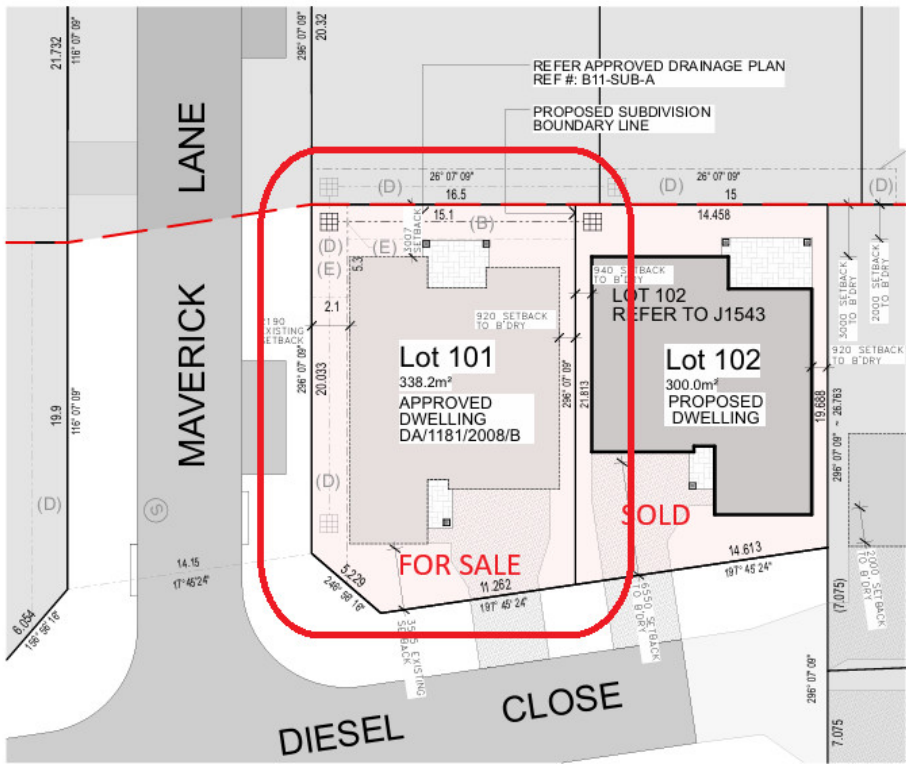
PRICE:
\$425,000

OPEN FOR INSPECTION:
N/A



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SUMMARY OF BASIC COMMITMENTS
 REFER BASIX CERTIFICATE No. 13272145
 This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the BASIX Plan No. 111010000101 for the current BASIX Certificate for complete details. For information refer to: www.nsw.gov.au/basix

WATER COMMITMENTS	
FIXTURES	ALL TOILETS, ALL KITCHEN TAPS, ALL BATHROOM TAPS
ALTERNATIVE WATER SOURCE	NO
SWALLING NO.	NO
SCAPE CONNECTION TOBALT CONNECTION	LAIRY CONNECTION, POOL TOP-UP
THERMAL COMMITMENTS	
FLOOR, WALLS & CEILING/ROOF	CONSTRUCTION, INSULATION, FINISHES, OTHER
ENERGY COMMITMENTS	BATH/WET/DRY VENTILATION SYSTEM
HEATING	HEATING SYSTEM, OPERATIONAL CONTROLS
COOLING	COOLING SYSTEM, OPERATIONAL CONTROLS
ARTIFICIAL LIGHTING	NATURAL LIGHTING, ENERGY EFFICIENT LIGHTING
APPLIANCES & OTHER EFFICIENCY MEASURES	REFRIGERATOR, LAUNDRY, DRYING RACK

PROPOSED SITE PLAN
 SCALE 1:200

BUILDING PLAN ASSESSMENT
Over/adjacent Hunter Water Assets
 Reference No: 106591

Water available for connection
 Sewer available for connection

Development Assessment (Section 55) application has been submitted and is being reviewed by Hunter Water. A Hydraulic Design Assessment application is required if development is larger than 2 units or commercial/industrial. Application fee depends on connection will be required.

Only valid for 106591

Date Prepared: 18 December 2023
 Applicant: A. S. Nelson & Associates Pty Ltd - Urban Design
 Property Location: 1 DIESEL CL, TERALBA NSW 2266

PLEASE TAKE INTO CONSIDERATION

Disclaimer: This summary contains the information that is available to the public under the provisions of the Freedom of Information Act 1992. It is not intended to be used for any other purpose. The information contained in this document is for informational purposes only and is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

TORBELL BUILDING DESIGN
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 PO Box 5736
 15 September 2023 2:23 PM

CLIENT:
 GARY BRAAMS

PROJECT:
 PROPOSED DWELLING
 PROPOSED LOT 102
 DIESEL CLOSE
 TERALBA, NSW

DRAWING TITLE:
 PROPOSED SITE PLAN

DATE: 11/10/22
SCALE: 1:200 @ A3
DRAWING No: 2252-A02
ISSUE: C

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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