



# FOR SALE

## BUILD YOUR DREAM - LARGE LAND 809M2 - ZONED VILLAGE RU5

Positioned within one of the Hunter Valley's fastest-growing communities, 22 Thomas Street presents an outstanding opportunity to secure a generous 809sqm (20.12m frontage x 40.23m depth) zoned village RU5, ready for building approval. With a gradual Slope towards the street, this impressive parcel offers the ideal foundation for a custom family home or savvy investment opportunity.

Boasting a substantial frontage of 20.12m and versatile dimensions, the block accommodates a wide range of building possibilities (STCA). With registration already complete, you can move forward with your plans straight away without the wait.

Set within a quiet and welcoming neighbourhood, the location combines relaxed semi-rural living with everyday convenience. Enjoy close proximity to the Huntlee Town Centre, local schools, parks, transport options, and seamless access to the Hunter Expressway, providing easy connectivity to Newcastle, Maitland, and surrounding regions.

Whether you're planning your forever home, expanding your investment portfolio, or looking to secure land in a high-growth corridor, this is a rare opportunity to purchase a large, ready-to-build block in an increasingly sought-after area.

For further information please contact Murray Field on 0422 074 041

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$370,000 - \$390,000

OPEN FOR INSPECTION:  
N/A



**Murray Field**  
0422074041  
murray.field@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)