

49 Ruttleys Road, Wyee Point, NSW, 2259



Acreage Semi-rural For Sale

Wednesday, 13 November 2024

49 Ruttleys Road, Wyee Point, NSW, 2259

Bedrooms: 4

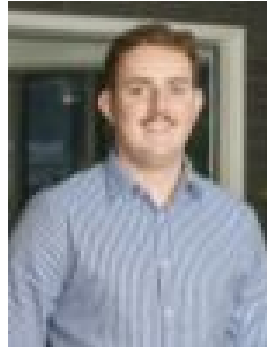
Bathrooms: 2

Parkings: 10

Type: Acreage Semi-rural



Ben Wrigley
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Jayse Russo
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FIVE ACRE BLOCK WITH SUB-DIVISION POTENTIAL, DUAL-OCCUPANCY & PLENTY OF SHEDDING - WYEE

Set on a sprawling five acres of land with elevated views, this property features plenty with sub-division potential, dual-occupancy, significant shedding and all within a few minutes of the M1 Motorway.

A solid and single-level, country-style home offering a rural haven surrounded by nature and featuring magnificent views of your land.

Offering the flexibility to be used in a multitude of different ways, the land can be used in its entirety as a working farm, hobby farm and/or the potential to sub-divide into two outstanding hectare (2.5 acre) blocks, this property promises to be keenly contested.

Features include, but not limited to:

- Three large bedrooms, all appointed with sizeable built-in robes.
- Country-style kitchen overlooking your sizeable timber deck.
- Multiple living options with large formal living room, large dining room perfect for dinner with the family and open plan living, leading onto the large timber deck area, complete with wonderful in-built garden.
- Detached self-contained studio featuring two-bedrooms/office space, one-bathroom, kitchen and bathroom.
- Outstanding shedding with three quality sheds (approx. 15m x 7.5m, four bay shed with attached carport, 9m x 6.6m shed, 12m x 9m drive-through shed – great potential to be utilised as horse stables)
- Approved Development Application: One into two lots through Lake Macquarie City Council - DA/1822/2010 (expired) – Civils completed and fully prepared for sub-division.

Notable features: Town water, grid power, quality dam, Cobra Creek at rear, numerous quality greenhouses with irrigation, outstanding pasture over the entire five acres, horseshoe driveway with dual access to road, post and rail boundary fencing at front, 22,000L reservoir tank,

The convenience of being only a short distance to the shores of Lake Macquarie, a ten-minute drive to local shopping centres (Morisset, Wyee or Lake Munmorah), local schools (public and private), the M1 Motorway, the Cedar Mill Entertainment precinct and only 15 minutes to some of the best beaches in NSW make it appealing to those seeking a central location to Sydney and Newcastle.

Seeking an acreage lifestyle property for your family OR a quality large-block, sub-division opportunity? This is your opportunity.....it won't last long.

DISCLAIMER Ellejayne Realty have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.