

**40 Suttor Avenue, Caerleon, NSW, 2850**

**Land For Sale**

Thursday, 5 December 2024



40 Suttor Avenue, Caerleon, NSW, 2850

Type: Land

## **1253M2 BLOCK WITH DUAL OCCUPANCY POTENTIAL**

What an opportunity to own a 1253sqm parcel of land, perfect for a dream home or investment with potential for dual occupancy. Enjoy panoramic views and potential rental income in a well-planned community.

- Leveled 1253sqm situated on an elevated battle axe block
- Suitable for Dual Occupancy (STCA)
- Backing onto nature reserve at the rear
- Northerly aspect - ideal for solar passive design
- Town services connected (Water, Power & Sewer)
- Planned amenities for Caerleon Estate include a childcare centre, shopping complex, and more for future convenience.

For more information on this fantastic opportunity, contact Sara Perry on 0400 859 593 or Olivia Dwyer on 0431 972 605 at The Property Shop today.