



## LARGE BLOCK WITH VIEWS IN PREMIUM ESTATE



### 11 Stable Close, Muswellbrook

Sold for \$372,500 (Oct 15, 2024)

Positioned at the end of a cul-de-sac in the sold out Ironbark Ridge Estate, this 7,724m<sup>2</sup> vacant block is one of the largest in the estate and the only with unobstructed 180 degree views of the surrounding countryside.

Part of the Muswellbrook township, this premium rural lifestyle estate boasts fully serviced lots with all the facilities you expect of town living. When you're soaking in the sweeping panoramas, it's hard to believe this rural escape is so close to shopping, schools, sports fields and all the other conveniences of modern life.

The hard work has been done for you with the block already council approved for a beautiful McDonald Jones 5 bed, 4 living, 2 car garage home complete with alfresco areas to the front and rear – Or of course you can elect the design of your choice!

The estate was shortlisted for Best Residential Community in both the Urban Taskforce Awards and the UDIA (NSW) Awards for Excellence so you'll get to enjoy living in one of the highest quality rural neighbourhoods.

- Stage 4B "Stable Release" at Ironbark Ridge Estate
- 7,724 sqm small acreage vacant land allotment

Property ID:	L25897758
Property Type:	Land
Land Area:	7724.0 sqm

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- Stunning 180 degree rural views
- Fully serviced with town water, sewer, power and NBN
- No building deadlines
- No BAL rating
- Primary schools and shopping center nearby
- Muswellbrook's premier family estate

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.