



## Large Residential Block

### 13 Morella Close, Mallabula

#### Contact Agent

Explore the potential that this easement-free approx. 847 square metre allotment holds for your future. Secure your place on Morella Close, Mallabula and take the first step toward turning your dreams into reality.

Meander along the foreshore where you can enjoy a range of water activities, parks, bicycle and walking paths as well as indulge in local eateries and cafes. This property offers easy access to a range of amenities, medical and recreational facilities and schools making this a great area to not only reside in but to invest in as rental demand is always high.

This substantial parcel of land is tucked away in a tightly held neighbourhood and offers you the perfect canvas to create your dream home.

Act now, seize this opportunity to turn your coastal aspirations into reality.

- Approximately 847sqm block this plot boasts no easements, offering maximum design flexibility
- Close proximity to Mallabula beach, parks and walking trails
- Keep the kids entertained at Caswell Reserve with Barbeque & picnic facilities, Play

<b>Property ID:</b>	L912133
<b>Property Type:</b>	Land
<b>Land Area:</b>	847.0 sqm

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equipment and Boat ramp

- Quiet cul-de-sac location
- Zoning R2 Low Density Residential
- 20 minutes to Newcastle Williamtown airport and 40 minutes to Nelson Bay or Newcastle

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