Ray White East Maitland
90 Lawes Street ,
East Maitland NSW 2323

862 Paterson Rd, Woodville, NSW 2321

Price Guide $350,000

Residential Land















A Village Setting with an Approved Vision EOI Closing 11th D

There is something special about creating a home in a place with an established sense of community. Positioned between Iona Public School and the historic Woodville School of Arts Hall, this vacant allotment offers the opportunity to build within a much-loved village setting, with the convenience of Maitland and the wider Hunter within easy reach.

Open for Inspection

By Appointment.

Offered with an existing shed and an approved, commenced development application for a thoughtfully designed residence and detached double garage, the property brings a considered architectural vision to the next chapter of its story. The approved plans blend the warmth of a traditional weatherboard home with the flexibility of contemporary living. Deep verandahs, a classic roofline and a separate pavilion wing create a home that sits comfortably within its village surroundings, while offering inviting spaces to gather, entertain and retreat.

Across the complete staged design, the proposed residence provides four bedrooms, two bathrooms, an open-plan kitchen, dining and family area, and an additional living room. A walk-in pantry adds everyday practicality, while verandahs and pergola spaces encourage an easy connection between indoors and out. Follow the approved design or explore changes to reflect your own priorities, subject to the necessary approvals and consent conditions.

Whether your vision centres on family life, a welcoming country-inspired home or a more personal interpretation of village living, this is an opportunity to shape something distinctly your own.

The location brings Woodville's community landmarks close to home. Iona Public School is immediately neighbouring, with the School of Arts Hall nearby and the Woodville Store and Coffee Cubby a short drive away. The surrounding district offers country scenery, local farmgate produce and access to the historic villages of Morpeth and Paterson. For broader shopping, dining, healthcare and everyday services, Maitland, Stockland Green Hills and Maitland Hospital are readily accessible, keeping the practicalities of daily life connected to the appeal of a village address.

At a glance:
• Vacant land with an existing shed
• Positioned between Iona Public School and Woodville School of Arts Hall
• Approved and commenced DA for a residence and detached double garage
• Proposed four-bedroom, two-bathroom home across a staged design
• Open-plan kitchen, dining and family space, plus separate living room

Listed By
The Office
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Listing Number: 3564395

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.