

**Lot 517 (6 Ashburton Dr, Albion Park, NSW 2527**

**\$560,000**

Residential Land



**Registered and Ready to Build**

Positioned in a prestigious and peaceful street, this easy-to-build block presents an exceptional opportunity to create your dream home in the highly sought-after Mount Terry Estate.

Lot 517 Ashburton Drive, Albion Park is registered and ready to build, ideally nestled at the foothills of the Illawarra Escarpment. Boasting 450.7m<sup>2</sup>, and a stunning aspect, this premium parcel offers the perfect foundation for a quality home in a thriving community.

Enjoy a tranquil setting with a timbered outlook, enhancing the sense of privacy and natural beauty. A gentle fall to the rear will accommodate most house designs. All essential services-including power, water, sewer, and NBN-are available for connection. Please note, dual occupancy is not permitted.

Surrounded by modern homes in a near new estate, this central location offers everyday convenience within walking distance to Mt Terry Primary School, local pre-schools, a convenience store, bike tracks, and parks. You're also just a short 15-minute drive to Stockland Shellharbour, pristine beaches, and the M1 motorway.

A rare offering combining lifestyle, location, and ease of build-don't miss your chance to secure this premium parcel of land.

Contact Rob Linnehan on 0414 850 299 or Ben Linnehan on 0414 563 113 for more information.

**Open for Inspection**

By Appointment.

**Listed By**

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