

**Lots 402 - Casswell Tce, Singleton, NSW 2330**

**\$623,000 + GST - \$803,000 + GST**

Commercial Land



### McDougall Business Park

- Prime industrial land in the heart of the Hunter Valley
- New subdivision with registration March - April 2025
- Premier location offering Lots of 4,000 sqm
- Lots are level and ready to build on
- All services provided
- Access from Casswell Terrace
- Backing onto New England Highway
- Excellent exposure for your business
- Each lot offers the flexibility and resources for your business needs
- Local businesses can experience an opportunity to thrive
- Offering customisable solutions, prime infrastructure, abundant nearby labour and a vibrant ecosystem
- Take advantage of the strategic location with direct access to New England Highway, 70km north to Newcastle CBD, 200km to Sydney
- The business park is home to national tenants such as Bunnings and Toyota

**Open for Inspection**

By Appointment.

Our office is receiving strong inquiry for this land. Contact Michael Cruickshanks on 0409 362 130 or email [michael@ljjhv.com.au](mailto:michael@ljjhv.com.au) for further information.

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.

### Listed By

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Listing Number: 3284297

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.

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