



## 35 Sowerby Avenue Muswellbrook NSW

Build your dream home or reap the rewards of huge rental demand with this approx. 544 sqm block in the heart of popular Muswellbrook.

Already fully cleared and prepared for building, this Zone R1 General Residential block includes DA approved plans for a new home.

Power is already connected to the block with a new Power Pole and sewer, town water and NBN are all at the boundary. The block is fully fenced and in easy walking distance to Roger street Primary, the mainstreet and it backs onto Karoola Park Reserve.

The plans for the block are for a 3 bedroom, 3 bathroom home with double carport, ideal for a rental investment. All plans and DA are available for the new owner, or lodge new DA of your own design.

Major amenities are only minutes away including Muswellbrook train station, Muswellbrook Golf Club,

**Price** : \$139,000  
**Land Size** : 544 sqm  
**View** : <https://www.jtsrealty.com.au/sale/nsw/hunter-valley-upper/muswellbrook/residential/land/7956924>



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