

**1845 Cullingral Rd, Merriwa, NSW 2329**



**Sold Lifestyle**

Friday, 29 March 2024

1845 Cullingral Rd, Merriwa, NSW 2329

Area: 61 m2

Type: Lifestyle



Hamish Firth

**\$700,000**

This beautiful lifestyle block of 63 hectares (155 acres) has nearly a kilometer of the Merriwa River running through with a sandstone swimming hole only 200M from the house. There's room for many activities - hobby farm, motorbikes, horse-riding or fishing. There are a number of overhangs and caves, and because the property backs onto the Goulburn River National Park, there are endless opportunities for bushwalking and wildlife spotting. The property has two new buildings - a 12m x 8m shed-home and a lockable 3 bay shed with a verandah. Additional storage is available via a 20-foot container mounted on stumps. There are several water tanks - 2 x 5000g plus 2 x 1000g header tanks to provide water pressure to the home. The shed-home is fully insulated and features a very practical laminex kitchen with plenty of storage including a pantry, double sink and a 4-burner free standing gas stove with separate grill. A combustion stove provides heating for winter and has an additional oven compartment for hot scones or a homemade pizza by the open fire. The shed home is open plan concept living with a bathroom that includes a shower, vanity cupboard and a septic styled flush toilet. There are lots of windows for cross breezes and the bedroom and lounge area have views over the river flats. Access to this serene little farm, located 20km from Merriwa is via 15km of sealed road and 5 km further of gravel. The property abounds with native wildlife and includes occasional fallow deer from the adjoining National Park. There are several fenced paddocks if you are running cattle or looking for horse agistment. The property is 30% cleared whilst the remainder is native eucalypt timber, and there are plenty of motor bike adventure opportunities. Council has provided a Building Entitlement Certificate for this property - to build a dream home if you wish...