

**1846 Cullingral Road, Merriwa, NSW 2329**



**Lifestyle For Sale**

Wednesday, 31 January 2024

1846 Cullingral Road, Merriwa, NSW 2329

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 6**

**Area: 62 m2**

**Type: Lifestyle**



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**\$730,000**

Situated 20Kms from Merriwa this 63 Hectare (155 Acre) property offers a very tranquil lifestyle. With over 500m of permanent river frontage, water is a feature. The land is a mixture of quality black soil river flats rising to native timbered bushland. There is the original timber cabin, perfect for guests with a bedroom and bathroom plus a 12M x 8M shed house with a Laminex kitchen, a gas stove, open plan living area with combustion fire, a bedroom and bathroom. For storage there is a 3 bay lock up shed with an awning and a container. Power is supplied via a small solar system, but mains power is available. This property is ideal as a weekender or to live permanently as the property does have a dwelling entitlement.