

**2911 Bulga Road, Bobin, NSW 2429**

**Sold Other**

Wednesday, 13 December 2023

2911 Bulga Road, Bobin, NSW 2429

Area: 39 m2

Type: Other



Troy Loretan  
0265510999

**\$545,000**

Making for a rare offering in today's market place this impressive 97 Acre block has dwelling entitlement, main road frontage, a choice of building sites and Dingo Creek frontage. At around 25 minutes from Wingham this beautiful Bobin block presents a terrific opportunity to a buyer to perhaps build a new home and or some substantial shedding that will enjoy commanding views over the land and beyond to the mountains off in the distance. Enjoying good access off the main road and having dams in place this lovely acreage has a classic mix of productive kikuyu ridges, inviting stands of timber for native flora and fauna habitat plus a crystal clear mountain fed creek which is ideal as a water source and for swimming. There is huge potential to create more groundwater storage by way of constructing more dams in the gully lines spread across the property. Features:- Just 40 minutes drive from the regional centre of Taree including Manning Base Hospital, train station, airport, major services and facilities. Daily mail, weekly garbage collection, school bus past the front gate. Just a few kilometres from Bobin Public Primary School for the kids. Excellent aspect from a choice of building sites to take full advantage of the views and energy production via solar power generation if needed. Lush creek flat just ideal for planting of all manner of vegetables or forage crops for cattle. Creek water could be pumped up to a house or shed site for water storage for domestic uses. If your heart desires a blank canvass where you can build your dream home, enjoy a country lifestyle, run some livestock and watch the kids swim in the creek this 97 acre holding is definitely worthy of your inspection. At this hard-to-find price this property would also suit a buyer who is looking for a retirement block where they can run some cattle now and focus on building their retirement home in years to come. Properties of this type with easy access, dwelling entitlement and creek frontage are quickly becoming a thing of the past! Don't delay your inspection of this Bobin property as the chance to secure acreages like this are rare indeed.