

**3243 Paterson River Road, Carrabolla via, Dungog,  
NSW 2420**

**Raine&Horne.**

**House For Sale**

Wednesday, 12 June 2024

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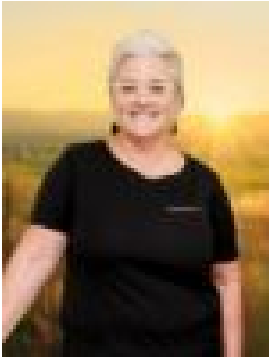
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



Sally Koppers  
0438899703

**\$1,100,000**

Beautiful 5.14-Acre Property - Ideal Weekender, Airbnb, or Dream Home  
Property Highlights: Location: Just 40 minutes from Gresford and half an hour from Lostock Dam Boat Ramp  
Zoning: RU1 (Primary Production) Utilities: Septic waste system  
Mains power supply Electric hot water High-speed internet via Starlink  
Water Supply: Easement access to Paterson River with stock and domestic pumping rights  
Two large rainwater tanks Equestrian and Farm Facilities: Two farm sheds  
Equine facilities including: Round yard Arena Shelter Seperate paddocks Fully fenced property  
The House - "Riverview": Type: Renovated brick and timber home  
Bedrooms: 3 Kitchen: Modern, well-equipped Bathroom: Modern with separate bath and shower  
Comfort: Reverse cycle air conditioning Slow combustion fireplace Storage: Ample storage space  
Views: Panoramic views, just a stone's throw from the river Nature: Incredible birdlife, peaceful surroundings  
Additional Information: Council Rates: Approximately \$1040 per annum Schools: Convenient access to Gresford Public School and a local bus service to Dungog High School  
Perfect For: A serene weekender retreat A profitable Airbnb rental A tranquil place to call home  
Don't miss this incredible opportunity to own a piece of paradise with all the amenities you need. Contact us today to arrange a viewing!  
Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.