

**396 Hulks Road, Merriwa, NSW 2329**



**Lifestyle For Sale**

Tuesday, 14 May 2024

396 Hulks Road, Merriwa, NSW 2329

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 113 m2**

**Type: Lifestyle**



Jay Shepherdson  
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**\$459,000**

Situated 25 minutes from Merriwa this 281 acre property has a dwelling entitlement for you to build your new home. The property is currently used as a weekender and has a very comfortable weekender set up ready for your enjoyment. There are 3 caravans used as bedrooms all under one roof with a dining area, camp kitchen and recreation area. There are also 2 toilets and a shower. There is a 20ft container for storage and the property is offered on a walk in, walk out basis with everything included. A 20m x 20m shed or house site has been prepared ready for building. The land has approximately 50 acres of cleared open grazing land with the remainder being native timbered bushland. There are 3 dams. This property is a lovely private escape with the option to build when you like.