

# 46R Gidgee Road, Dubbo, NSW 2830

## Acreage For Sale

Wednesday, 15 May 2024

46R Gidgee Road, Dubbo, NSW 2830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Acreage**



Matthew Hansen  
0268821166



Jared Hocking  
0268821166

## Auction

:: 25 acres lifestyle property:: 5 kilowatt solar panel system:: 3 bedroom cottage:: Farmable rolling grasslands:: Reliable water scheme & dam:: 15km to Dubbo CBD:: This picturesque property surrounded by rolling hills and iconic Australian rural landscapes truly is an affordable canvas for a new owner to put their touch on, with the option to renovate the existing 3 bedroom farm cottage, or build their dream home! Mostly cleared and farmable, the opportunity and potential of this hidden treasure lends itself to becoming the perfect rural getaway for the whole family, all only 15 minutes from the Dubbo CBD. There is certainly plenty of room for horse riding, motor biking or to just sit back and relax away from the rat race. This parcel consists of predominantly cleared grasslands, with the bonus security of being connected to the well-equipped Whylandra water scheme, along with a dam that fills from a large catchment area, perfect to stock with a good supply of yabbies! The 2 bay Colorbond garage and dual horse stable/shed is ready for storage, along with a 5 kilowatt rooftop solar panel system to offset your electricity needs. Our vendors are looking for genuine offers NOW and want the property sold, so make an enquiry with listing agents Matt Hansen and Jared Hocking today! \*\* The enclosed information has been furnished to us by the property's owners. We have not verified whether or not that the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.\*\*