

89, 234 Possum Springs Road, Merriwa, NSW 2329

**Raine&Horne.
Commercial**

Sold Lifestyle

Wednesday, 20 March 2024

89, 234 Possum Springs Road, Merriwa, NSW 2329

Type: Lifestyle



Jay Sheffield

Contact agent

Now they don't come much better than this.... A beautiful 50 acre Hobby Farm / Recreational Block positioned only 20 minutes from Merriwa Town Centre and 2.5 hours from Newcastle. No need to worry about building a shed, installing a water tank or power. This one comes ready to go! Why consider this property: • Massive 200sqm approx. shed with open fire place, wood fired oven and bathroom. • Mains power - Yes separately metered - No need for solar, batteries or a generator. • Newly formed, high quality access. • Gated entrance. • Suitable for camping, grazing, friends and family gatherings, weekend adventures, horse riding, dirt bike riding, shooting and star gazing. • Large fenced arable area with a good size dam. Perfect to run your choice of livestock. • A pleasant mix of timber and arable land. • Small hobby blocks are in high demand and sell quickly. • Convenient location, allowing you to make the most of your weekends. Zoning: RU1

The Location: Merriwa is a charming rural town that offers a delightful blend of history, local culture and an ideal destination for those seeking a peaceful escape. From Merriwa you can enjoy a number of wineries, hike through the Goulburn National Park, visit the local silo art and enjoy food from the many venues including the ever so popular Merriwa Bakery. As you leave Merriwa and head to the property, the scene is set as you pass many sprawling farms with a mix of livestock and crops combined with rolling hills and mountains looking out towards the Goulburn River National Park. Positioned right at the end of Possum Springs Road, the property provides for peaceful weekends to enjoy with family and friends for years to come. From here: • 20mins to Merriwa town centre • 2 ½ hrs to Newcastle • 3 ¾ hrs to Sydney

Access: Access is provided off Possum Springs Road via a legal and registered right of way. The newly formed access has been developed to a very high standard and even includes a concrete causeway ensuring easy all weather access. Inspections: To book your private inspection for this Sunday, phone Jay on 0412 964 823. Agent declares interest.