

**107, 400 Phillips Swamp Road, Busbys Flat, NSW
2469**



Lifestyle For Sale

Thursday, 4 July 2024

107, 400 Phillips Swamp Road, Busbys Flat, NSW 2469

Area: 166 m2

Type: Lifestyle



Amanda Johnson
0457185588

\$385,000

* In a very private location and just 5 kms from the main road, this property is perfect for that weekend getaway or build your dream home (property has a confirmed dwelling entitlement, subject to submitting your DA / plans to council)* 166.1 ha or 410 acres . * Previously owned by a timber company, the property has not been logged for around 5 years and has good regrowth / future nestegg for your investment portfolio. (PNF on property) * Tracks throughout, large valley area with waterhole and bore (no windmill), natural springs running through.* Access via Phillips swamp rd, 4wd access creek crossing.* Mix of high set, low set areas, along the mountain with lower valley areas, good dark soil in the low country, partially fenced on one side.* Cash purchase or SMSF buyers only, due to property size finance is difficult to obtain unless securing other equity - see agent.* Agent discloses bush fires in 2019.All information contained herein by Amanda Johnson Realty is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.