

# Lot D/654 Wallarobba-Brookfield Road, Dungog, NSW 2420

## Sold Lifestyle

Friday, 3 November 2023

Lot D/654 Wallarobba-Brookfield Road, Dungog, NSW 2420

Area: 10 m2

Type: Lifestyle



Tavis Chivers  
0428921704



Bonnie Tarrant  
0448921704

**\$432,000**

An amazing opportunity to acquire a vacant 27\* acre parcel of land in the tightly held Wallarobba area. This property would make the perfect starter block for anyone seeking to step into a rural lifestyle with its level topography, secure water, easily serviced location and central position. Situated just a 30-minute drive to Maitland and 2.5 hour trip to Sydney this extremely versatile land is suitable for raising livestock, boutique farming, family fun, camping retreat, horse riding or even motorbiking. • Zoned RU1 under the Dungog Shire LEP • Securely fenced perimeter • Single stock dam, high annual rainfall & double frontage to Sandy Creek • Power available for connection • Approximately 500m road frontage to Wallarobba-Brookfield Road • Estimated carrying capacity 8 cows and calves • Current lease to the Dungog Shire Council for purpose of their Rural Fire Brigade Station – 50 year lease ending in 2048, generating \$300 pa. • Council rates: \$2,111.19 pa. • Auction price guide: Mid to high \$300,000's • Auction date: 30th November 6pm @ Dungog Memorial RSL Club. Lot D 654 Wallarobba-Brookfield Road is being sold off a larger farm and as it is under 60HA (150 acres) it does not attract a building entitlement under the 2014 Dungog Council LEP however sheds etc for rural purposes are permissible. 'The Hall Flat' is offered to the market by way of public auction on 30th November 6pm at the Dungog Memorial RSL Club. Your relaxed country lifestyle awaits. What are you waiting for? Call Tavis today on 0428 921 704 or Bonnie on 0448 921 704 to book your private inspection. Disclaimer: Dillon and Sons have prepared this information using our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained in the Dillon and Sons website is provided as a convenience to clients. All property prices displayed on the Website are current at the time of issue but may change at any time.