

**52 Ngawe Road, Barooga, NSW, 3644**

**Rural For Sale**

Wednesday, 14 August 2024



52 Ngawe Road, Barooga, NSW, 3644

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Rural**



Rob Crow  
0358742732

## **RARE MURRAY RIVER VIEWS AND ACCESS.**

We are pleased to invite expressions of interest for this extraordinary lifestyle block, a rare gem perfect for those seeking a blend of tranquility and natural beauty. Spanning approximately 50 acres, this property is divided into two titles, with an additional separate title encompassing 60 acres. The highlight of this estate is its extensive Murray River frontage, offering over 500 metres of pristine shoreline and awe-inspiring views that will captivate anyone who visits.

The property boasts majestic vistas over the tranquil waters of the Murray River, making it an ideal setting for a serene lifestyle. Set on gently undulating sandhills, the natural elevation provides a perfect building site with panoramic views. An approved Development Application is already in place, paving the way for you to construct the home of your dreams. This is an opportunity to design a residence that complements the stunning natural surroundings and maximizes the breathtaking scenery. The vendor currently holds a building contract for an expansive two story home.

Practicality meets charm with the inclusion of 3-phase power and a modest cottage on the property. The cottage serves as a delightful retreat, offering a cozy space for weekend getaways while you plan and envisage your dream home. Additionally, the property features a New South Wales Water Access Licence (WAL) and a pump site with a 2-megalitre supplementary delivery, catering to water enthusiasts and adding a productive aspect to the estate.

Located just 5 km from the quiet and charming town of Barooga, this property combines seclusion with convenience. Barooga offers essential amenities, ensuring you have access to everything you need while enjoying the peace and privacy of your expansive estate. Whether you are looking for a permanent residence, a weekend escape, or a productive hobby farm, this property provides endless possibilities.

Don't miss out on this unique opportunity to own a piece of paradise. We strongly recommend booking an appointment to inspect this exceptional property and experience its full potential firsthand. Contact us today to arrange a viewing and take the first step towards making this magical lifestyle block your own.