

# "Valley View" Sandy Creek Road, Muswellbrook, NSW, 2333

## Rural For Sale

Thursday, 1 August 2024



"Valley View" Sandy Creek Road, Muswellbrook, NSW, 2333

Type: Rural



Stephen Johnston  
0414217911

## **"Valley View" 143ac Mins from Town Waiting for Your Improvements**

Located just minutes from the regional center of Muswellbrook, this beautiful 143-acre lifestyle property offers a perfect blend of lifestyle and production potential. With its fertile land and stunning views, this property is ready for your improvements.

### Features:

- **Diverse Landscapes:** The property includes flat areas, gently rolling hills up to a steeper top, providing several excellent sites to build your dream home with stunning valley views.
- **Water Security:** The property has a stock and domestic water entitlement with easement to the creek, supplying water to a concrete trough. A series of dams including a large spring-fed dam and wet gully ensure reliable water access, enhancing the property's suitability for agriculture and overall appeal.
- **Livestock Ready:** Equipped with solid steel cattle yards and well-maintained boundary fencing, this property is ideal for your livestock
- **Endless Potential:** Opportunities like this are rare. Whether you're looking to build a home, run your own livestock, or create a weekend retreat, this property is ready for your vision.

Don't miss out on this exceptional opportunity just minutes from Muswellbrook. Contact us today to arrange your private inspection and start planning your rural lifestyle.