



12 Carramar Road Gulgong NSW

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With an emphasis on space and privacy this rural oasis is set on an impressive 20.57 hectares (approx 50 acres) with a three bedroom cottage, abundance of shedding and loads of water.

With very little left to do this home offers the perfect blank canvas for the astute purchaser to make their mark and create the perfect weekender or forever home.

- 20.57 hectares or approximately 50 acres of level country
- 3 extra large spacious bedrooms
- Kitchen featuring gas cooking and dine in meals area
- Large living area with rural views
- Abundance of shedding including 2 bay machinery sheds, lock up storage sheds and more
- Two dams perfect for stock plus loads of fresh water storage
- One main paddock perfect for cattle, sheep, horses and motorbike riding
- Mains power runs to the block (not connected)
- Open grazing, natural timber & bush land ideal for recreational activities

Price : \$ 271,000
Land Size : 20.57 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/central-west/gulgong/residential/rural/5659809>



David Goldring
02 6372 2222



Alyse Pilley
02 6372 2222

