



## 264 Carramar Road Gulgong NSW

Large acreage only 10 minutes from town is a rare opportunity and shouldn't be missed!

On offer is approx. 90 acres suitable to run stock or utilize as a weekend escape with a mixture of cleared to timbered land. The option to build your dream country home (S.T.C.A) and having abundance of water this property has the makings of the ultimate country lifestyle.

- Approx 90 acres (36.6HA) - The perfect mix of cleared and timbered land ideal for grazing
- Only 10 minutes from Gulgong and a short drive to the mining precinct
- Fantastic sites available to build your dream home OR subdivide potential (S.T.C.A) zoned RU5 & RU1
- Power to the front of the property, telephone line, mail delivery & school bus pickup
- Large shed - approx. 10x4m with cement flooring
- An abundance of water with five large dams & seasonal streams running through the block
- Ideal for sheep, horses & cattle, or weekend adventures

Surrounded by established small farm holdings, right on the

**Price** : \$ 521,000  
**Land Size** : 36.6 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/central-west/gulgong/residential/rural/7169099>



**Alyse Pilley**  
**02 6372 2222**



