



LOT 63/977 Yarrabin Road Yarrabin NSW

"Old Grattai Block" Boasts a rare opportunity to secure approx. 131ha or 320acres approx just 30km from Mudgee. Mix of gently undulating grazing country to rising timbered hills with spectacular views in every direction fronting to the Grattai Creek. This large parcel of land offers opportunities for weekend escapes, 4x4 recreational activities, hunt wildlife or permanently reside, the choice is yours!

- Approx. 131ha (320 acres) of gently undulating to steep country with open grazing land fronting creek flats to timbered hills making the perfect lifestyle property with versatile offerings
- Boasting building entitlement with Mutiple building sites
- Water is plentiful with 1km frontage to the Grattai creek boasting permeant waterholes & 1 dam
- An exceptional hunting block with deer, pigs & goats abound providing a proven income stream and extensive 4x4 tracks
- A short 30km commute from Mudgee with mail delivery & school bus pick-up available
- Also available is the neighbouring block Lot 64/ 977 Yarrabin Road comprising of approx. 380HA or 940 acres with a dwelling

Price : \$ 400,000
Land Size : 131 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/yarrabin/residential/rural/7379749>



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