



## 188 Montaza Road Gulgong NSW

7 2 10

Set across an impressive 40.51 hectares and positioned just 15 minutes from Gulgong, this expansive rural lifestyle property delivers the perfect blend of space, privacy, and versatility.

- Expansive lifestyle property spanning 40.51 hectares (100acres approx.), offering space, privacy, and true rural living
- Five bedroom main residence providing generous accommodation for large families or guests
- Light filled open plan living and dining area designed for comfort and easy entertaining
- Wrap around deck capturing sweeping rural outlooks and creating the perfect outdoor entertaining space
- Additional two bedrooms located in the shed, ideal for extended family, teenagers, or flexible living arrangements
- Additional four bay machinery shed providing excellent storage and workshop space
- Water is plentiful with over 100,000L fresh rainwater & four dams across the property
- Fully fenced paddocks, well-suited to grazing and

**Type** : Rural  
**Price** : OFFERS OVER \$1,300,000  
**Land Size** : 40.51 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/central-west/gulgong/residential/rural/8693595>



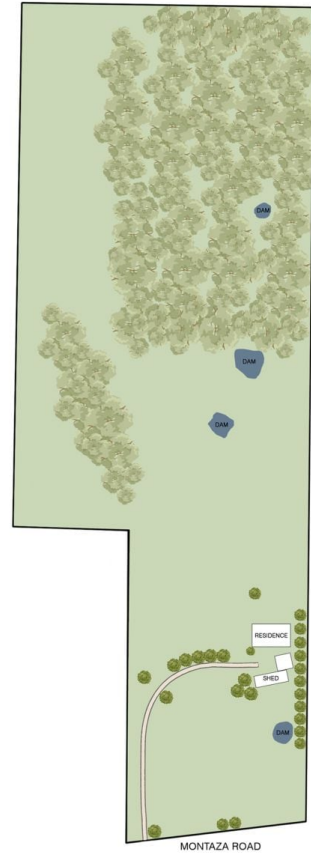
**Alyse Withers**  
02 6372 2222



**Jamie Spargo**  
02 6372 2222

[For full version visit the website](https://www.thepropertyshop.com.au)

<https://www.thepropertyshop.com.au>



## 188 MONTAZA ROAD, TALLAWANG

LAND TOTAL: 395,039 m<sup>2</sup>

HOUSE TOTAL: 343 m<sup>2</sup>

EXCLUDED AREAS: FRONT PORCH: 40 m<sup>2</sup>, VERANDA 102 m<sup>2</sup>, STORAGE: 32 m<sup>2</sup>

GARAGE: 93 m<sup>2</sup>, COVERED PATIO: 60 m<sup>2</sup>, EXTERNAL BEDROOMS: 28 m<sup>2</sup>



DISCLAIMER: FLOOR PLANS AND SITE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENTS.