



3712 Golden Highway Merriwa NSW

4 2 4

Located Just 10 minutes from Merriwa & only 45 minutes to Muswellbrook this 550-acre property offers a fantastic lifestyle with an income set in place. There are 3 leases in place with up to 17 years remaining for 2 telecommunication towers on top of the property. (The leases can be sold if you wish). The property is a mixture of open grazing country ideal for sheep, cattle, or horses. The vendors have previously carried up to 200 head of sheep. The remaining land is native timbered bushland with trails all through it, ideal for riding a horse or motorbike. The Property is split into 7 paddocks, 3 with troughs fed from a header tank, filled by an equipped bore. There are also 5 dams on the property. The home presents in excellent condition & has 4 big bedrooms, 3 with built in robes & 2 with R/C Air. There is a large lounge with a combustion fire and R/C air conditioning, dining room and a casual dining area off the kitchen. The timber kitchen presents very well

Price : \$1,900,000
Land Size : 550 Acres
View : <https://www.jtsrealty.com.au/sale/nsw/hunter-valley-upper/merriwa/residential/rural/7977243>



Jay Shepherdson
02 6541 5331