



## 396 Hulks Road Merriwa NSW

Located 25 minutes from Merriwa and 3.5 hours from Sydney, this 230-acre (approximately) property offers a peaceful rural lifestyle.

The property fronts the Goulburn River with a 10-megalitre water licence, allowing you to irrigate the river paddock if desired.

The land is mostly native timbered bush with open, cleared pockets and a 25-acre arable paddock. The property is fenced into 3 paddocks, all with water.

Infrastructure includes 2 large machinery sheds, one with a fully lockable bay. A 20KSA generator supplies power, and mains power runs through the block. Water is supplied by 2 water tanks, which provide water to the troughs, a stock dam, and the river.

The property has a dwelling entitlement and several

**Type** : Rural

**Price** : \$720,000

**View** : <https://www.jtsrealty.com.au/sale/nsw/hunter-vally-upper/merriwa/residential/rural/8250703>



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