



## 1061 Cullingral Road Merriwa NSW

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Located just 10 minutes from Merriwa and 3.5 hours to Sydney, this 34 Acre block fronts the Merriwa River and is a perfect spot to escape. The land is mostly flat and fenced into 2 paddocks, one with a dam. The 2-bedroom cabin is in excellent condition with a kitchen featuring a gas stove & good storage, a modern bathroom and a large living area with a combustion fire. At the front is a big deck overlooking the property and the lovely views beyond. Additional infrastructure includes a 20 ft storage container, 2 bay carport and water tanks. There is a shed site prepared and an 8m x 4m shed on site ready for erection. The property is offered on a wiwo basis with all furniture, tractor, slasher and solar included. Fish & swim in the river, relax on the deck and watch the kids ride their motorbikes or horse on your own piece of paradise. Note: This property does not

**Type** : Rural  
**Price** : \$ 450,000  
**Land Size** : 34 Acres  
**View** : <https://www.jtsrealty.com.au/sale/nsw/hunter-valley-upper/merriwa/residential/rural/8638524>



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