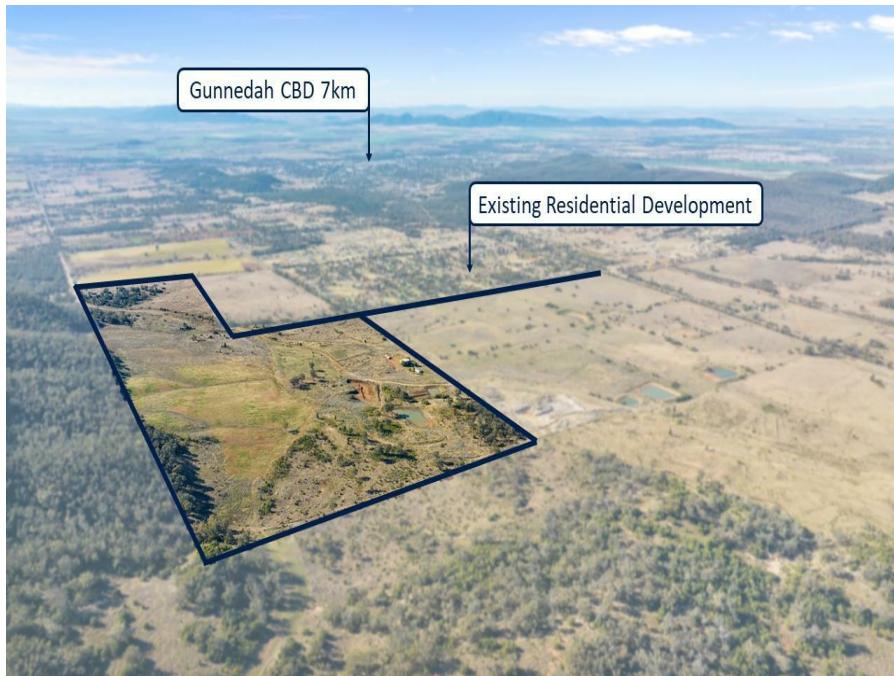


**"Melville" Wandobah Rd, Gunnedah, NSW 2380**

**Sold - \$750,000**

Other 3 1 1



**Unsurpassed lifestyle opportunity .**

Davidson Cameron and Co present for sale , 'Melville' via Wandobah Rd, Gunnedah. Consisting of 111Ha (274.3 acres)\* just 7 kms from the Gunnedah CBD and enjoying spectacular views and enviable aspects over the entire property, you will struggle to find a better location for developing your dream lifestyle acreage.

The 111\*ha is made up of 28\*ha of RU4, with further potential to subdivide (STA), and 83\*ha of RU1 zoned land that is ideally suited to a stand- alone, productive lifestyle block minutes from town with multiple elevated building sites perfect for the lifestyle minded to build your dream home with stunning rural views.

Existing improvements include a dwelling and large machinery shed with concrete floor and separate lock-up storage.

- 7kms from Gunnedah CBD
- 111\* ha RU4/RU1 lifestyle block with development potential into 3 Lots (STCA)
- Picturesque elevated views
- First class flood free investment opportunity.

\*approximate

**Open for Inspection**

By Appointment.

**Listed By**

Joe Sevil



Listing Number: 3434993