**Davidson Cameron & Co**
174 Conadilly Street,
Gunnedah NSW 2380

## "Waverly P Waverley Road Waverly (Vi , Scone, NSW 2337

**Sold - $350,000**

Lifestyle









# Entry-Level Lifestyle & Grazing Opportunity in a Tightly Hel

"Waverly Paddock" presents an outstanding opportunity to secure an 86.71Ha (approx. 214 acres) rural lifestyle holding in a tightly held and highly regarded pocket of the Upper Hunter region.

**Open for Inspection**

By Appointment.

Comprising open, gently undulating grazing country, the property offers a practical and usable landscape with a scattering of established shade trees and natural gullies, creating both shelter for livestock and an appealing rural setting.

Well suited to those looking to gain a foothold in the market or secure an add-on block, "Waverly Paddock" represents an entry-level opportunity with genuine upside.

Water is supplied via dams, along with a bore equipped with a solar pump (requiring some attention to restore full functionality), providing a solid foundation for future improvement.

Infrastructure includes a set of timber stockyards positioned at the front of the property, allowing for easy access and efficient livestock handling.

Conveniently located just over 30 minutes from Scone via good road access, the property balances accessibility with the peace and privacy of country living.

Importantly, "Waverly Paddock" meets the minimum lot size requirements for a dwelling entitlement (STCA), offering the opportunity to build your dream home and take full advantage of the property's scenic outlook and tranquil surrounds.

Whether you're starting your rural journey, expanding your existing operation, or planning a future country escape, "Waverly Paddock" is a property with potential, position and value.

Affordable acreage with lifestyle upside-opportunities like this are increasingly hard to find.

**Listed By**
Stephen Johnston

Listing Number: 3531589

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.