

Nundle, NSW 2340, address available on request

\$425,000

Rural Land



## Great acreage close to Nundle

"Ashwell" is a very private hobby farm of 33.5 acres with an old soldier settlement cabin, all located only 2 kms from Nundle but not a house in sight! There are great views to the distant mountains, and the property itself consists of the picturesque rolling hills and grazing meadows.

The property is adjoining Crown land (Nundle common) on the northern side and is fenced around the boundary with one internal fence.

The "back block" of 20 acres contains a wet gully, 2 dams and a semi-permanent Splitters Gully creek.

The "home block" of 13.5 acres contains the larger dam near the cabin. The rear section of the "home block" has unfinished frame of shed-to-be located on an elevated area with great views. The vendor includes steel and timber which he gathered for the shed construction.

Additional building materials are included with the cabin.

### Open for Inspection

By Appointment.

The property is set back from the road behind another property and offers ultimate privacy with no passing traffic. You can spend the whole day in your pajamas and no one will ever judge.

The documentation pertaining to the legal access and the dwelling entitlement is available at the time of inspection.

2025/2026 Council Rates are \$1390 per annum.

LLS rates are \$167 per annum.

Zoning is RU4

DISCLAIMER: "This information has been supplied to us by the Vendor and other sources we believe to be reliable. We do not accept responsibility to any person for its accuracy and do no more than pass this information on when advertising the property. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate."

### Listed By

Alena Lavrushkina

Phone: (02) 6778 3066

Mobile: 0400 374 790

