

**1 Bimbadeen Road, Wherrol Flat, NSW 2429**



**Sold Other**

Friday, 19 January 2024

1 Bimbadeen Road, Wherrol Flat, NSW 2429

Area: 65 m2

Type: Other



Troy Loretan  
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**\$570,000**

This beautifully positioned 163 acre holding offers buyers a terrific mix of privacy and productivity within a very close striking distance to Wingham and the regional centre of Taree. All too often properties of this size are located long distances from towns on narrow winding gravel roads making everyday life just that little bit harder for a family. The good news here is that this property is located an easy 15 mins drive from Wingham on tar sealed road. Here you can enjoy a genuine rural lifestyle while still having the convenience of being close to towns for schooling, shopping, employment, and a variety of services. Features:- 163 Acres (66.1 HA) of vacant ground running from smaller pockets of creek flats to gently undulating cleared ridges and valleys and then on to more heavily timbered sections toward the rear of the property. Possibility of harvesting your own fence post timber from this property. Gully lines may allow for creation of more groundwater storage if needed. Solid stock yards. A choice of building sites and the ability to live 'off the grid' if desired. Two dams plus a semi-permanent creek line runs through the property from front to back. Abundance of native flora and fauna across the property. There are no access roads through the property that service other properties which is a massive bonus. Extremely popular area due to proximity to town and ease of access. 3.5 hours drive from Sydney's northern suburbs. Land zoning is RU1 Primary Production. Large dam with connection to a concrete holding tank. Gravity fed watering system down to a small creek flat with an old garden area. If growing fruit or vegetables is a priority the dam and connected tank is a bonus. Terrific level of privacy not often found on land of this size. The lay of the land and vegetation provides complete privacy from neighbouring properties. Whether its buckles and spurs or birds and wildlife that interest you this Wherrol Flat wonder has something for anyone seeking some space to spread their wings. Make arrangements to inspect this beautiful property today and discover how you can start living your best life on Bimbadeen Road. Call Troy Loretan for further details or inspections on 0400 530269 or (02) 65510999 or email [troy.loretan@eldersre.com.au](mailto:troy.loretan@eldersre.com.au)