

**417 Little Run Road, Wherrol Flat, NSW, 2429**



**Rural For Sale**

Monday, 2 December 2024

417 Little Run Road, Wherrol Flat, NSW, 2429

**Bathrooms: 1**

**Parkings: 2**

**Type: Rural**

## **Check me out!**

This impressive 78ha lifestyle property is perfect for those looking for a property that offers a little bit of everything. With a mix of cleared and timbered country, shed, dwelling entitlement (stca), creek and views, this property offers it all and is sure to impress.

There is roughly 15 acres of cleared country surrounding the pristine Little Run Creek which would make an impressive build site for your dream home. The creek offers various areas ideal for camping and is a fantastic spot to cool off after a day of work, rest or play.

The large colorbond shed is perched in an elevated position atop the crest of a hill, taking advantage of the fantastic views on offer. It is currently fitted out as comfortable accommodation and comprises of open plan kitchen/lounge, combined bathroom/laundry, additional living area, combustion fire, along with an open-ended workshop/garaging. The shed is powered by an 8kw solar system with back up batteries and over 85,000 Litres of water storage.

Ideal for a wide variety of pursuits and interests from nature enthusiasts or those looking to live an off grid, self-sufficient life to the adventurers and weekend warriors. Call today and arrange your private viewing.

### **Disclaimer:**

Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.