



13/ Hill View Estate Gulgong NSW

With an abundance of water via access to the Cudgegong Irrigation Association which delivers river water directly to the property, this superb vacant plot is the ideal place to construct your country escape or family home.

From a farming perspective, the fertile soils combined with the water availability allow for the real potential for on farm income.

- Filtered, pressurised water via a 50 megalitre water entitlement
- Power and phone services available to the property
- Productive basalt country, 100% arable, suited to grazing or horticultural pursuits
- Several home sites with commanding district views
- Picturesque countryside on a quiet country lane
- Building entitlement subject to council approval
- Situated 20km from Mudgee, 6km from Gulgong
- School bus and mail delivery at front gate
- One of four impressive lots available

Price : \$ 419,000
Land Size : 20 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/central-west/gulgong/residential/rural/5658825>



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