



47R Lagoon Creek Road, MINORE, NSW 2830

Lifestyle Acreage with Creek Frontage & Building Entitlement – 26 Acres Near Dubbo*

10.56 hectares, 26.09 acres

Set in the tightly held Minore district, 47R Lagoon Creek Road presents an outstanding opportunity to secure 10.56 hectares (26.09 acres*) of versatile R5-zoned lifestyle country just 20km from Dubbo.

With a minimum lot size of 8 hectares and a current building entitlement from Dubbo Regional Council, the property is ready for you to create your dream rural escape.

Approximately 2 hectares (20%) on the eastern side have been cleared, providing an ideal potential house site, complemented by an all-weather driveway and power available to the front gate with transformer in place.

The balance of the property features lighter sandy red loams and is timbered with ironbark, casuarina, wattle and eucalyptus, offering privacy and natural shelter. Fully fenced into one large paddock, it would comfortably run around 20 goats or a selection of farm animals.

TYPE: For Sale

INTERNET ID: 300P192751

SALE DETAILS

Price Guide: \$380,000
to \$420,000

CONTACT DETAILS

Elders Real Estate
36 Wingewarra Street
Dubbo, NSW
02 6881 7800

Andrew Kierath
0418 346 337

Water security is supported by a reliable dam-holding water even after a prolonged dry spell-and approximately 160 metres of dual frontage to Lagoon Creek. The area enjoys an average annual rainfall of 591mm* (BOM Dubbo Regional Airport).

Conveniently located 22km to Dubbo Regional Airport, 34km to Narromine and within easy reach of Sydney, Newcastle and Brisbane, this is an affordable lifestyle holding with genuine potential

- Land Area 10.56 hectares





