



## 1589 Comboyne Road, KILLABAKH, NSW 2429

A Rare 163 Acre Holding - First Time Offered Since 1901

Tightly held in the one family for more than 120 years, this magnificent 163 acre property offers a terrific opportunity to secure a truly special slice of the Manning Valley. Scenic yet private and wonderfully diverse, it combines the charm of gently rolling grazing paddocks with sweet pockets of creek front land and the magic of natural bush overflowing with native flora and fauna.

A cleared, easily accessed hilltop provides an exceptional location to build your dream home and shedding that will boast an incredible north facing panorama that captures two ancient volcanic plugs and distant mountain ranges. It's a view that changes with the light, and one you'll never tire of.

The land itself offers an ideal balance of productive, cleared grazing country at the front, rising to tall timber and native bushland. Explore, run livestock, or simply enjoy the peace and privacy of so much space.

Additional features include:

- Dual road frontage for easy access and versatility.

**TYPE:** For Sale

**INTERNET ID:** 93P2325

**SALE DETAILS**

**\$695,000**

**CONTACT DETAILS**

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**Troy Loretan**  
0400 530 269

- Intermittent creek plus one dam. Potential for further groundwater storage to be created (subject to approval).
- Dwelling entitlement applies to the land. Mains power is already connected to the block.
- Ideal orientation to the North for those preferring off grid living via solar energy production and battery storage.
- Abundant wildlife, birdlife and natural flora.

Have you ever dreamt of sitting on your verandah and watching the Wallaby's play on your front lawn? You could do that here!

Perfectly positioned just 15 minutes from Wingham by tar sealed road, a little further to Taree, and approximately 3.5 hours from Sydney's northern suburbs, this property combines rural seclusion with everyday convenience. It also sits close to the charming historic hamlet of Killabakh that provides a wonderful community of incredible people with regular community events held just up the road.

Make no mistake, properties of this calibre, scale and history are exceptionally rare. Whether you're seeking a productive rural escape, a private sanctuary immersed in nature, or the perfect location to build a home with truly breathtaking views, this 163 acre holding must be inspected to be fully appreciated.

Your chance to own a timeless piece of the Manning Valley starts by calling Troy Loretan on 0400 530269 to arrange your private inspection.

Please Note:- Aerial images with red boundary lines are for indicative purposes only, refer to deposited plan within sale contract.

\*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.

- Land Area 163 acres











