



## 1811 Booral Road, GIRVAN, NSW 2425

100 Acres of Opportunity - Your Country Escape Awaits

**40.47 hectares, 100.00 acres**

If you've been dreaming of leaving the hustle and bustle behind, this spectacular 40-hectare (approximately 100-acre) parcel offers the perfect blank canvas to create the country lifestyle you've always imagined.

Set in the peaceful rural surrounds of Girvan, this versatile property combines productive grazing land with the natural beauty of scattered stands of native trees, creating a picturesque landscape that's equally suited to hobby farming, horses, livestock or simply enjoying wide open spaces.

Fully fenced and divided into three paddocks, the property is well equipped with three stock dams plus a meandering seasonal creek.

The property has the convenience of two road frontages, providing excellent access and flexibility for future improvements. Power is available nearby, giving you the choice to connect or embrace an off-grid lifestyle and build the sustainable country retreat you've always wanted.

Wake each morning to expansive rural views, fresh country air and the sounds of nature instead of traffic. Whether you're planning your forever home, a weekend escape

**TYPE:** For Sale

**INTERNET ID:** L39736291

**SALE DETAILS**

**Offers over \$900,000**

**CONTACT DETAILS**

**Elders Real Estate  
Gloucester**

54 Church Street  
Gloucester, NSW  
02 6558 1507

**Denise Haynes**

or a self-sufficient lifestyle, this property offers the space and freedom that's becoming increasingly difficult to find.

Ideally located approximately 15 minutes between Stroud and Bulahdelah, approximately one hour from Newcastle and two hours from Wahroonga - Sydney, you'll enjoy the perfect balance of peaceful country living without sacrificing accessibility.

A rare opportunity to secure a substantial acreage holding in one of the Midcoast regions most desirable lifestyle areas. Come and discover why so many city families are making the move to the country.

Chat with Denise Haynes - Elders R&R Property about the property on 0414 725 482

Elders R & R Property make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.

- Land Area 40.468564 hectares







