



360 Myall Creek Road, Munni via, DUNGOG, NSW 2420

Approx 400 Acres, 2-Bedroom Home & Endless Potential in Munni

161.87 hectares, 399.99 acres

Escape to your own private paradise on 400 acres, only 30 minutes from town. Split into 3 separate lots, this unique property offers endless opportunities - from grazing to a private weekender or even an Airbnb getaway.

The land is well-watered with approx. 7 dams and has a carrying capacity of around 30 head. Machinery sheds are already in place, and access requires a 4WD in wet weather, adding to the adventure.

The comfortable 2-bedroom home, built in 1995, is fully off-grid with back-up generator, inverter, and Telstra/TV service. Relax on the verandah and take in the sweeping views - the perfect place to unwind and disconnect.

Features:

- 400 acres in 3 lots (Dungog LGA)

TYPE: For Sale

INTERNET ID: L39739220

SALE DETAILS

\$1,450,000

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
02 6558 1507

Sally Koppers
0438899703

- Approx. 7 dams & carrying capacity of 30 head
- 2-bedroom 1995-built home with incredible views
- Off-grid living, gas bottles, gas stove
- Combustion fireplace inside home
- Outside pizza oven and pot belly stove
- Machinery shed
- Telstra service & TV reception
- 4WD access in wet weather
- Ideal for weekender, Airbnb, or live fulltime

This is a rare chance to secure a large acreage property with both lifestyle and income potential.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 161.874257 hectares
- Bedrooms: 2
- Bathrooms: 1

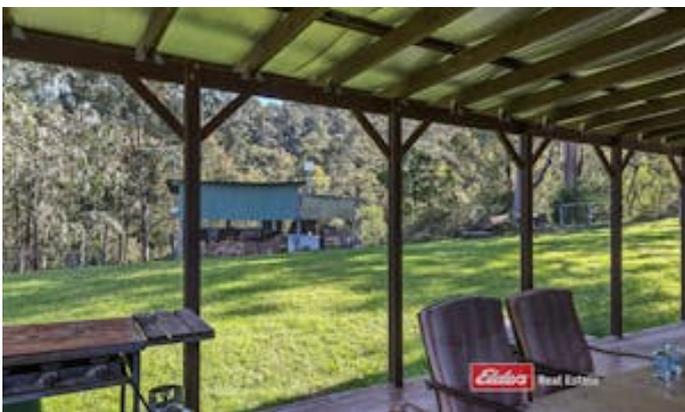
TITLE/POSSESSION

Rates 2523 per annum

HOMESTEAD

Bedrooms 2

Bathrooms 1



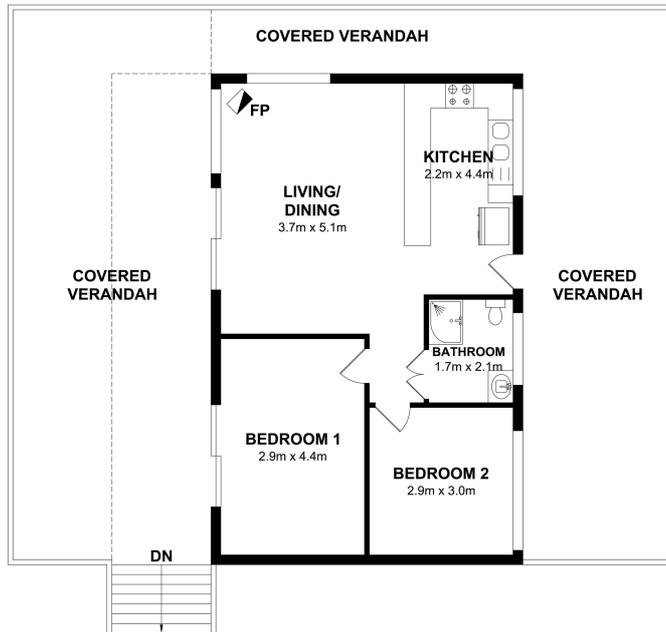








ENTERTAINING



Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.

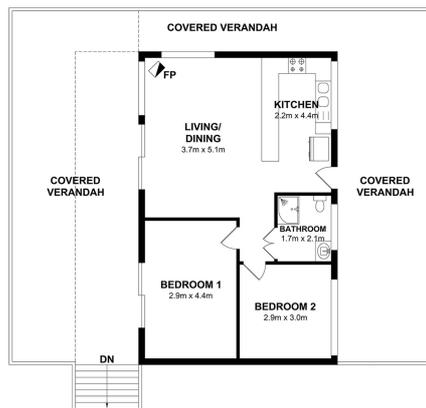


Real Estate

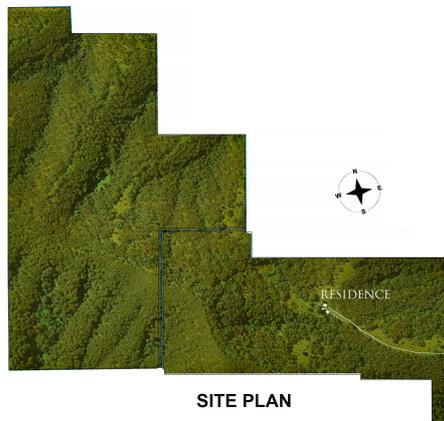
360 Myall Creek Road, Munni
Total Approx Floor Area 56.64 sq.m



ENTERTAINING



RESIDENCE



SITE PLAN

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Real Estate

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Total Approx Floor Area 56.64 sq.m