



## 576 Wallarobba-Brookfield Road, Wallarobba via, DUNGOG, NSW 2420

Rural living close to Town

**12.60 hectares, 31.13 acres**

31 Acres of Exceptional Rural Living - Wallarobba

Set privately back from the road, this remarkable 31-acre property offers a rare combination of space, functionality, and tranquillity. Perfect for those seeking a lifestyle of freedom and serenity, it provides room for horses, hobby farming, or simply enjoying the peace and quiet of the countryside. The property is ideally located just 15 minutes from Paterson, Clarence Town, and Dungog, yet remains easily accessible to major centres - under two hours to Sydney, an hour to Newcastle, and just 30 minutes to Maitland.

The main homestead is both welcoming and practical, featuring three generous bedrooms and a light-filled open-plan living area. A bright, functional kitchen flows effortlessly into the living and dining spaces, warmed by a large combustion fireplace and complemented by ceiling fans throughout for year-round comfort. Step out onto the front deck to take in uninterrupted views over the stunning dam, the centrepiece of this property and a haven for both relaxation and recreation.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** L39765663

**SALE DETAILS**

[Contact Agent](#)

**CONTACT DETAILS**

**Elders Real Estate  
Dungog**  
3/140 Dowling Street  
Dungog, NSW  
02 4992 1208

**Sally Koppers**  
0438899703

For extended family, guests, or a private retreat, there is a separate one-bedroom granny flat, offering flexibility and convenience.

The property has been thoughtfully set up for rural living, fenced into eight paddocks, with a generous house yard shaded by mature trees. The land is a perfect mix of cleared grazing areas and timbered sections, providing both productive space and natural shelter. Water is abundant, featuring two large stock dams, multiple rainwater tanks, and excellent annual rainfall. Storage and machinery needs are met with a four-bay powered shed and additional shipping container.

Zoned RU1 under the Dungog LEP, this property presents versatile opportunities for lifestyle living, hobby farming, or investment. Acreages of this calibre are rare, making this an exceptional opportunity in the Wallarobba area.

#### Property Highlights - Quick Overview

- 31 acres of level, usable land - ideal for horses, livestock, or hobby farming
- Private and peaceful - set back from the road
- Main homestead: 3 bedrooms, open-plan living, bright kitchen with gas stove top , large combustion fireplace, ceiling fans
- Front deck with panoramic views of the show-stopping dam
- Separate Teenage accommodation - perfect for guests or extended family
- Securely fenced into 8 paddocks plus generous house yard with mature shade trees
- Mix of cleared grazing land and timbered areas for shelter and privacy
- Water supply: 2 large stock dams, multiple rainwater tanks
- Storage & machinery: 4-bay powered shed, shipping container
- Convenient location: 15 mins to Paterson, Clarence Town, Dungog; under 2 hrs to Sydney; 1 hr to Newcastle; 30 mins to Maitland
- Zoned RU1 (Dungog LEP) - versatile rural lifestyle and farming potential
- Rare opportunity - properties of this size and quality are hard to find

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 12.6 hectares
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2





