



9 Wade Street, Tabbil Creek via, DUNGOG, NSW 2420

RARE 4 ACRES IN TOWN PLUS HOUSE & SHED

Property Highlights:

- Approximatley 4 acres positioned at the gateway to Dungog
- Fibro home with iron roof
- Stunning easterly views across the Williams Valley
- Filled with natural light through large windows
- Two generous queen-sized bedrooms
- Centrally located bathroom with vanity, shower, toilet and linen closet
- Galley-style kitchen with electric upright cooker, ample bench space and storage

Outdoor Features:

- House positioned at the highest point of the property

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: L39790519

SALE DETAILS

\$750,000 - \$800,000

CONTACT DETAILS

Elders Real Estate

Dungog

3/140 Dowling Street

Dungog, NSW

02 4992 1208

Sally Koppers

0438899703

- Gently sloping acreage offering privacy and views
- Large rear lawn area ideal for relaxing or entertaining
- Four-car garage with excellent storage - (approx 6.5m wide 13m long)
- Additional under-house storage
- Post and wire fencing in good condition
- 2 dams
- Ideal land for horses, cattle or hobby farming

Location:

- Within walking distance to Dungog township
- Close to shops, schools, sporting fields and railway station
- Great first home, lifestyle property or investment opportunity

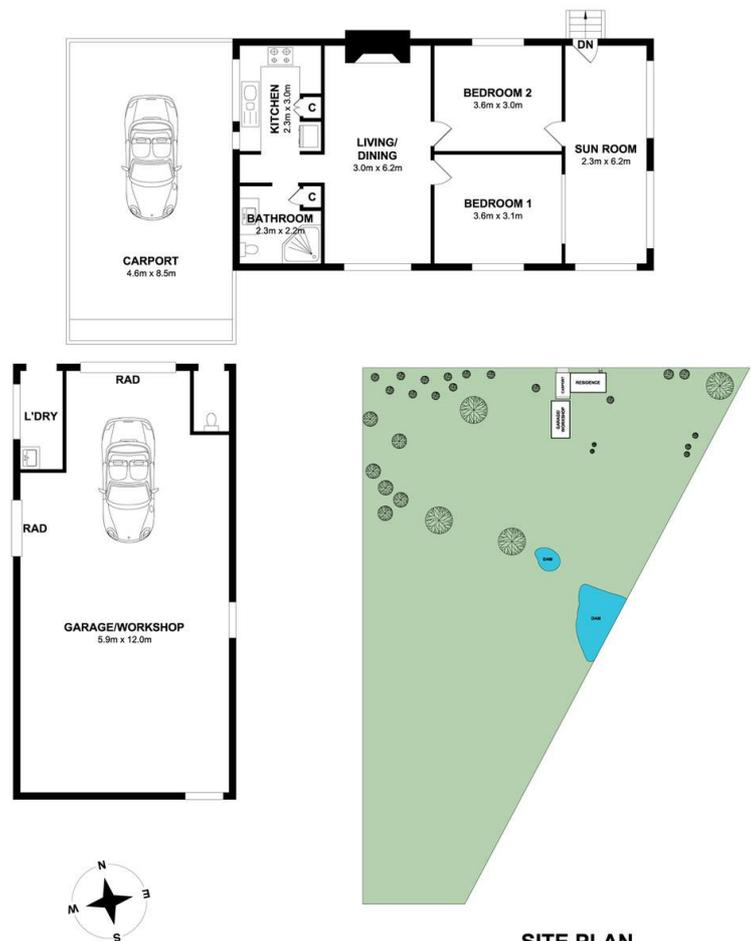
PRIVATE INSPECTIONS ONLY - PLEASE CONTACT SALLY KUPPERS 0438 899 703

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 1.6 hectares
- Building Area: 142.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Double garage
- Floorboards







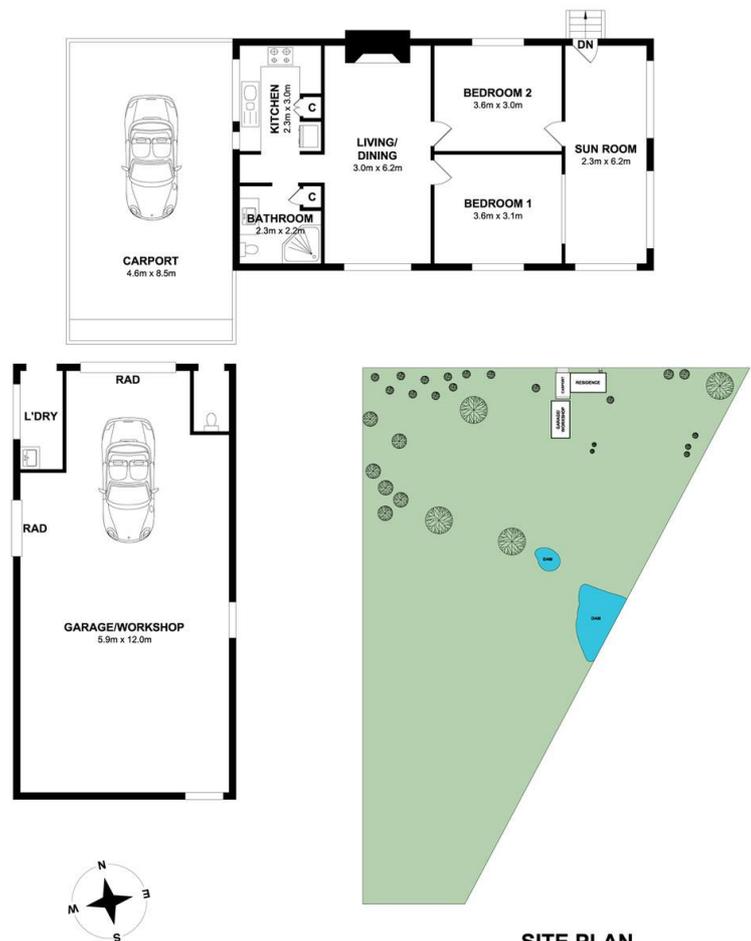
**SITE PLAN
(NOT TO SCALE)**

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



Real Estate

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Total Approx Floor Area 142.10 sq.m



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