

Sold



2806 Paynes Crossing Rd, Wollombi



Weekender Wollombi Brook Acres!

Bounding the Wollombi Brook, within an easy walking distance to Historic Wollombi village, this parcel of fertile land presents itself for many weekend/rural ventures. Approximately **1.11ha (2.74 acres)** of pastureland with a slight undulation going down to the meandering creek, land like this in such close proximity to the Wollombi Village does not come up often.

The property has an attractive timber post & rail entrance and is fenced to the boundaries with access from the tar sealed road. Subject to council D.A approval & flood restrictions you could build a weekender farm shed. The property is zoned RU2 Rural Landscape.

If you are looking for a getaway that is close to village amenities, suitable to grow some fruit trees, vegetables or run a pony or two, this picturesque vacant acreage could be your own little hobby farm.

The property is subject to flooding so any buildings would need to be built to flood specifications and subject to CCC D.A approval. A landline phone connection is on the property and power available on the site although solar power is also a viable option.

Things You Will Love About This Wollombi Gem...

- Approx. 2.74 fertile acres bounding The Wollombi Brook
- Mostly level ground with a slight undulation
- Picturesque outlook over pastureland and a spectacular mountain backdrop

📏 1.11 ha

Price	SOLD for \$280,000
Property Type	Residential
Property ID	205
Land Area	1.11 ha

Agent Details

Garry Musgrove - 0429663026
Kurt Musgrove - 0497281475

Office Details

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3718 Great North Rd Laguna NSW
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- Sandy/Loam soil
- Ideal for growing fruit trees, vegetables or running livestock
- Fully fenced with attractive timber post & rail fence on the frontage
- Within a 3km drive to Historic Wollombi village
- Property is subject to flooding
- Power is available already on the property
- Access from tar sealed road
- Within a 70-min drive from Wahroonga M1 interchange
- 30 min drive to Cessnock township
- Close by to local vineyards & awarded restaurants

For further details please contact Garry Musgrove M:0429 663 026 or Kurt Musgrove M: 0497 281 475.

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