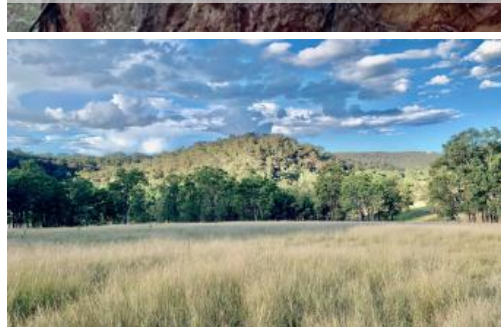


Sold



Lot 17 Putty Road, Howes Valley



Peaceful Rural Hideaway - 'Weekender Retreat'

If you're looking for a rural lifestyle weekender, this **16.19ha (approx. 40 acre)** vacant block would make the perfect hobby farm to carry out farming activities... **(PLEASE NOTE - THE PROPERTY HAS NO DWELLING ENTITLEMENT).**

The spacious acreage has a great mix of arable land & mountain bush land with glorious views. Boasting approx. 30 acres of arable farm land, you have the opportunity to run some cattle or stock of your choosing and grow fresh fruit & vegies. Two good size dams are situated on the property which is a good water source for animals & crops. The property has two fully fenced paddocks and is surrounded by other rural properties guaranteeing a peaceful setting.

The higher parts of the property are mostly mountain bush land with tracks to explore and flat plateaus perfect for camping and admiring the views over valley pastures below and mountain ranges in the distance. A basic farm shed and camping area has been setup on a plateau, perfect to escape to on the weekends. The property backs onto a Crowne reserve with creek frontage.

Solar power would be ideal although mains power is also available on the property.

Located a few km's off the Putty Road, the property is in a quiet valley. Within 90 minutes' drive to Windsor & Richmond or within 60 minutes' drive to the Hunter Valley wineries & many awarded restaurants.

📏 16.00 ha

Price	SOLD for \$455,000
Property Type	Residential
Property ID	216
Land Area	16.00 ha

Agent Details

Kurt Musgrove - 0497281475
Garry Musgrove - 0429663026

Office Details

Musgrove Realty
3718 Great North Rd Laguna NSW
2325 Australia
02 4998 8383



Things you will love about this Ideal Country Retreat;

- 16.19ha (approx. 40 acres) with around 30 acres arable land and the remainder bush land
- 2 x dams
- Multiple fenced paddocks
- Glorious views
- Perfect for livestock – cattle, horses, alpacas, chickens etc.
- Quiet location with rural surrounds
- Multiple flat plateaus perfect for camping
- Farm shed & camp area already setup
- Backing onto Crowne reserve with creek frontage
- Easy access – a few km's drive off Putty Road

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

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.