



2938 Paynes Crossing Rd, Wollombi



### Picturesque Acres on the Wollombi Brook!

Bounding the Wollombi Brook, within an easy walking distance to Historic Wollombi village centre, this piece of fertile land presents itself for many weekend/rural ventures. **5380sqm** (just over an acre) in size with mostly level pasture land, lined by mature she oak tree's. The property is fenced and has access from the tar sealed road. With shed rights only (Subject to council approval) the property is zoned RU2 Rural Landscape. The property is subject to flooding and does not hold a dwelling entitlement. If you are looking for a weekender that is close to village amenities, suitable to grow some fruit trees, vegetables or run a pony or two, this picturesque village vacant acreage could be your own little hobby farm...

#### Things You Will Love About This Wollombi Township Vacant Acreage...

- Approx. 5380sqm (just over an acre) of fertile land bounding the Wollombi Brook
- Level ground with a slight undulation
- Sandy/Loam soil
- Ideal for growing fruit trees, vegetables or running livestock
- Lined frontage with mature 'She Oak' trees
- Short stroll to Historic Wollombi main street
- Shed rights only (Subject to Council approval)
- Property is subject to flooding
- Fenced boundaries
- Access from tar sealed road
- Within a 70-min drive from Wahroonga M1 interchange
- 30 min drive to Cessnock township

📏 5,380 m2

**Price** SOLD for \$200,000  
**Property Type** Residential  
**Property ID** 223  
**Land Area** 5,380 m2

#### Agent Details

Kurt Musgrove - 0497281475  
Garry Musgrove - 0429663026

#### Office Details

Musgrove Realty  
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- Close by to local vineyards and cellar doors

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

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