



2 Hall Road MERRIWA, NSW



## PROXIMITY AND AN ABUNDANCE OF WATER

16.36 Ha (40.40 Acres) fronting the Merriwa River on the edge of the residential area of town.

Be within walking distance of all towns amenities whilst enjoying an enviable rural lifestyle running cattle and farming your irrigated alluvial flats.

The land comprises of approximately 12 acres of flats fully irrigated currently sewn to lucerne and pasture flowing up to the rest of the land being gently undulating ridge country fully cleared with exception of shade timber.

Improvements offer a substantial four bedroom double brick residence with generous living and dining areas, built in robes throughout, ensuite, fully screened outdoor living room,

**Scott Bailey**

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