

868 Flaggs Road MERRIWA, NSW

## The Perfect Spot To Build Your Dream Home!

Approximately 8.5 km from Merriwa on Flagg's Rd is 118.4ha (292.5) acres with a mix of country from open grazing to pockets of timber.

This property has a funnel type access that opens up to a very private valley with some great sites to build your new home.

The property is gently undulating with soils ranging from sandy to chocolate basalt, the trees are ironbark ,yellow box and apple gum. The pastures consist of mainly native grasses and clovers . The boundary fences are good to fair and there are no real internal fences. There is a equipped well that has a diesel engine and can supply 300litres an hour.

This property would run around 20 steers and horses.

This is a great lifestyle property and is well worth a look.

**Scott Bailey**

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