



3615 Coulsons Creek Road Merriwa NSW

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Located 25 minutes from Merriwa on a tar sealed road this small 4.3 acreage offers plenty of opportunity with a bit of hard work. The property was previously run as Hidden Valley Homestead farm stay. There are 5 motel style rooms all with en-suites ideal for guest accommodation. There are 2 adjoining homes, the first has 5 bedrooms, 2 bathrooms, a lounge with a combustion fire & a large 2nd living room. The kitchen has a walk in pantry, cool room, 2 ovens, 7 hotplates with an attached dining area. The 2nd home has 3 bedrooms, a double bathroom, laundry and a big open plan living area with an attached kitchen. At the rear of the home is a large games room and lock up shed. Additional infrastructure includes a wedding chapel, outdoor entertainment areas, an iron machinery shed, cattle yards, water tanks and an updated septic system. The property fronts the creek and the land is all flat, ideal for a horse or two. The property is in need of work to bring it back to its

Price : \$ 400,000
Land Size : 4.3 Acres
View : <https://www.jtsrealty.com.au/sale/nsw/hunter-valley-upper/merriwa/residential/rural/8037079>



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