



1199 Cullingral Road Merriwa NSW

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Located just 15 minutes from Merriwa and only three and a half hours from Sydney, this 540-acre property offers a fantastic rural lifestyle. The home has 4 big bedrooms, 2 with built-in robes. The living area is an open-plan design and features a combustion fire and R/C air. The kitchen is spacious with a gas cooktop and electric oven. The bathroom and laundry are combined, and there is a walk-in linen. The home presents in excellent condition throughout. There are covered verandahs front and rear overlooking the fully fenced flat yard and the beautiful views beyond.

For storage, there is a 5-bay shed with container lock-up and a cool room. There is also a 2-bay carport. Water is supplied by 44,000 liters of freshwater tank storage, a fully equipped bore feeding to a header tank with runs to the

**Type** : Rural  
**Price** : \$1,750,000  
**Land Size** : 540 Acres  
**View** : <https://www.jtsrealty.com.au/sale/nsw/hunter-valley-upper/merriwa/residential/rural/8132085>



Jay Shepherdson  
02 6541 5331



Fin JTS Realty  
02 6541 5331

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