



**Lot 15, DP 1069060**

**Elcombe Road**

**BINGARA NSW 2404**

**Size: 16.1800 hectares**

**Selling Agent: Damien Crump**

**Phone: 0400 757 888**

**Email: [damien@crumpagency.com.au](mailto:damien@crumpagency.com.au)**

**[Web: www.crumpagency.com.au](http://www.crumpagency.com.au)**

# A CANVAS FOR COUNTRY LIVING!

***Are you dreaming of wide-open spaces, fresh air, and room to breathe? Look no further! We're thrilled to present a rare opportunity; a 40-acre (approx.) block with RU-5 zoning – meaning you can build your own little slice of heaven\*.***

## **Property Features:**

- **Size and Potential:** With a generous 40 acres, you have ample space to create your dream lifestyle. Whether you envisage a hobby farm, a dream build or a serene retreat, this canvas is waiting for your paintbrush.
- **Town Water:** No need to worry about bores or tanks — your water supply is already sorted with town water right at the front gate!
- **Build Your Dream:** Surrounded by natural beauty, this block offers the perfect spot to build your forever home. Picture a verandah overlooking your own private slice of paradise.
- **Convenient Location:** You'll enjoy the tranquillity of rural living without sacrificing convenience. Town is just a 5km drive away!
- **Rural outlook:** The hilly vistas surrounding the property provide a stunning backdrop for your new life. Whatever it is you might be looking for, this land delivers.

\* Subject to Local Government approvals

*All care has been taken in compiling this information sheet, but it is prepared on instructions and details supplied by the vendor, for whom we act as agents only. We cannot accept any responsibility for errors or omission (if any). Intending purchasers should satisfy themselves as to the correctness of these particulars.*