



376 High Country Rise, Lambs Valley

ESCAPE TO THE VALLEY!

If you're seeking the perfect blend of seclusion and practicality, this breathtaking 112-acre property in Lambs Valley offers the ultimate rural escape. With a mix of cleared arable land and natural bushland, it provides a peaceful retreat while still offering modern conveniences.

Perched on an elevated site with views over the property and all the way to Stockton Sand Dunes, the existing infrastructure includes:

- ? A spacious 12m x 14m barn-style shed
- ? A converted shipping container and small cabin for added accommodation
- ? A powerful 39kW+ solar system with a generator battery backup, a considerable off the grid investment already made providing the perfect platform for a new home. Currently supplying air-conditioned comfort in the living and kitchen areas.
- ? An inviting outdoor bath and shower, perfect for soaking up nature

The property is primed for a new dwelling, with power already connected where the levelled home site is positioned & near a massive 250,000L water storage tank. Selective tree clearing has been completed in preparation for your dream home.

Ideal for livestock, the land features:

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

1 1 10

FOR SALE
\$925,000

AGENTS

Kane Bradley
0423 525 335
kbradley.maitland@ljhooker.com.au

AGENCY

LJ Hooker Maitland
(02) 4933 5511

 **LJ Hooker**

- ? 7 well-fenced yards and paddocks
- ? Reliable perimeter fencing
- ? A natural spring water supply to support animals through warmer months

All of this is located just 30 minutes from Maitland CBD with direct access to the Hunter Expressway, offering the best of both worlds- complete rural serenity without sacrificing convenience.

This is your opportunity to secure a slice of nature with the groundwork already in place. Enquire today!

Proudly marketed by LJ Hooker Maitland, please call exclusive agent Kane Bradley 0423 525 335 7 days for all inspections & further information.

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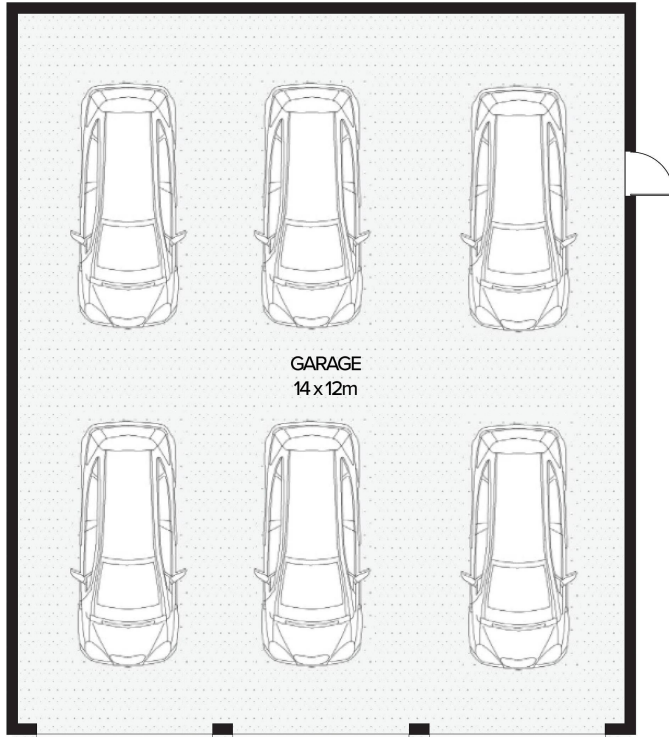
MORE DETAILS

Property ID	1DWNF6H
Property Type	AcreageSemi-rural
Land Area	44.84 hectare

Kane Bradley 0423 525 335
Director | kbradley.maitland@ljhooker.com.au

LJ Hooker Maitland (02) 4933 5511
24 Ken Tubman Drive, MAITLAND NSW 2320
maitland.ljhooker.com.au | maitland@ljhooker.com.au





Measurements are approximate and are to be used as a guide for indication layout only.
Direction of North symbol approximate only.

