

## Wyndham, Lot 210 DP750243 Mt Darragh Road

SELLING BY AUCTION, OFF-SITE 27TH AUGUST 2024  
&ndash; WYNDHAM POST OFFICE

\*\*Inspections are on a pre-arranged basis only; access cannot be guaranteed.

Lot 210 Mount Darragh Road is a unique rural lifestyle property set on 40-acres of bush. This property presents a few challenges but to the right buyer offers huge potential! The dwelling sits central on the property, boasts a wrap-around deck on each level, where you can enjoy the outlook over the surrounding bush landscape, a view that can be enjoyed from various aspects on this structure.

The house includes 2 large bedrooms and a study (or 3rd bedroom) on the 1st floor. The ground floor consists of a generous open plan kitchen, living and dining area, wood fire heater, a large bathroom and separate toilet. The timber finishes throughout the home help create a genuine country feel. Those wanting an escape from the busy modern world, will



**Disclaimer:** 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.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/NF0FGN](http://ljhooker.com.au/NF0FGN)

**Contact**  
**Stuart Cook**  
0418 525 192  
[scook@ljhbega.com.au](mailto:scook@ljhbega.com.au)

**LJ Hooker Bega**  
**(02) 6492 4300**

no doubt love the peace & quiet and absolute privacy this property offers.

An existing off-grid system, water tanks, pump and a dam, all in various states of condition, are also on the property.

Please note;

This property is being sold as is.

Access is currently inaccessible by all vehicles (including 4WD). For the purpose of photography and the initial agent inspection, access was granted via neighbouring properties. This is not the legal access and the vendors do not warrant any future arrangements.

The property does have legal access over an alternate route, however the vendor does not warrant its accessibility.

Buyers should make their own inquiries regarding access and any council related building information with the appropriate authorities.

To discuss in more detail, contact Stuart Cook at LJ Hooker Bega on 0418 525 192

## More About this Property

<b>Property ID</b>	NF0FGN
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	40 acre

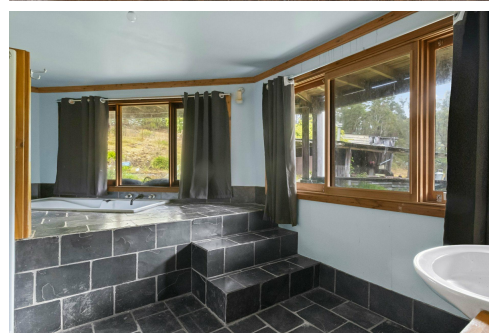
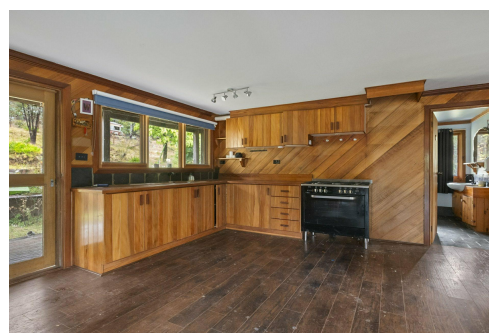
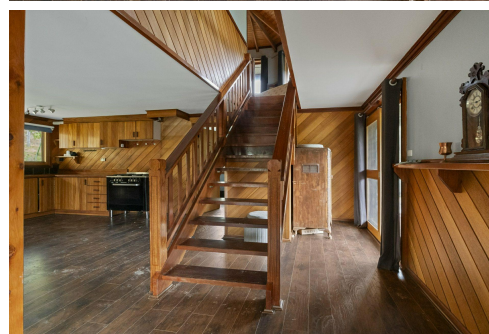
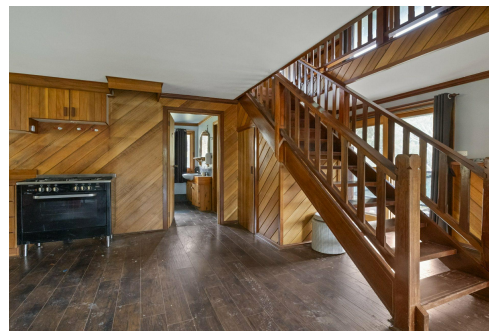
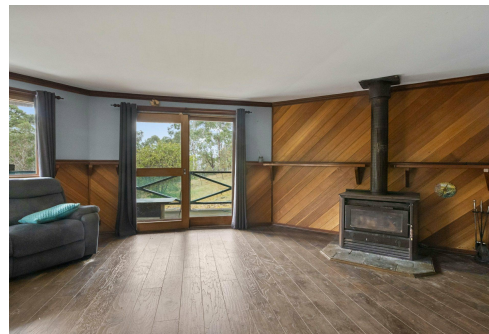
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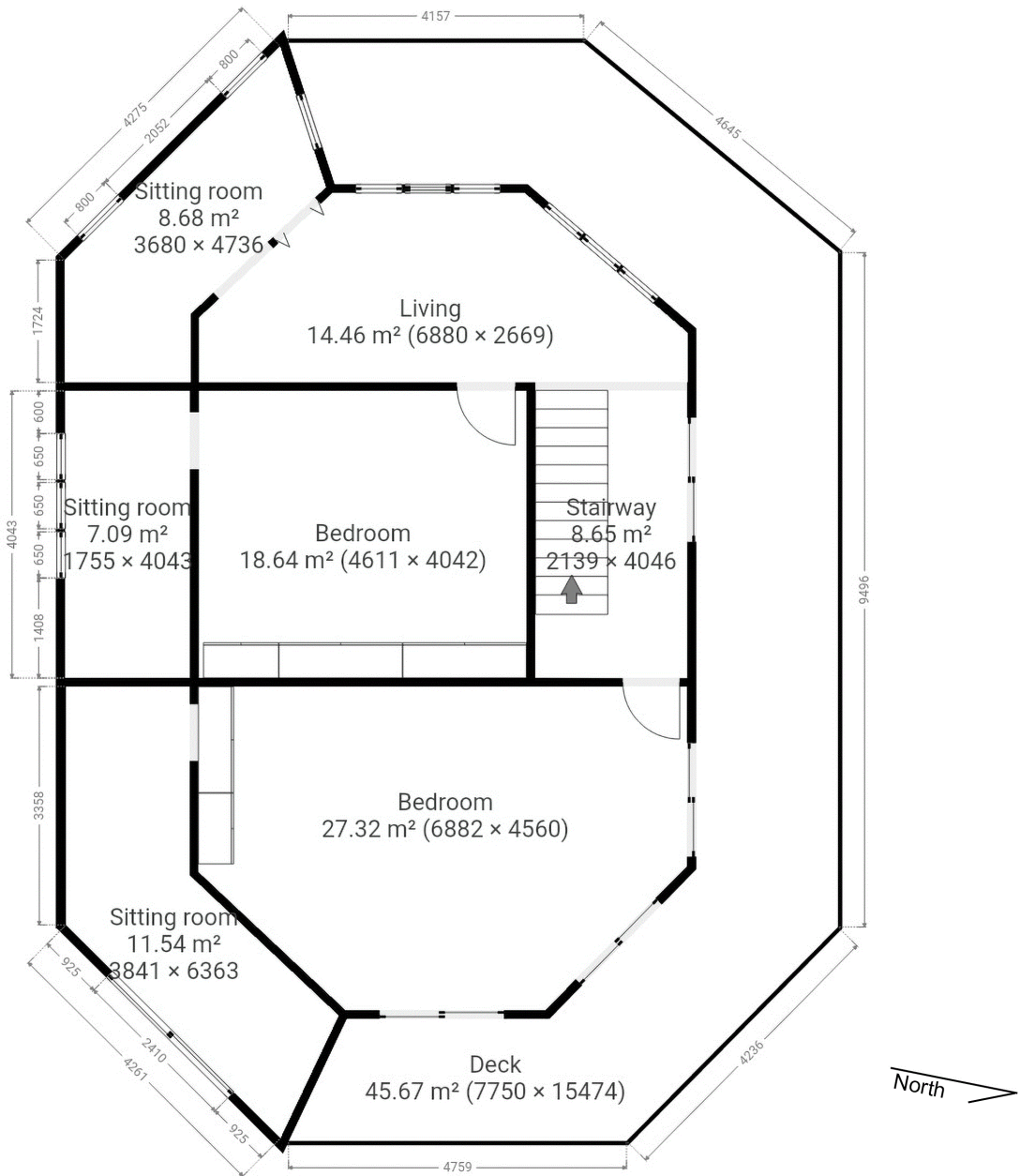
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This plan is intended for marketing purposes only. All dimensions are approximate.

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