



## Lambs Valley, 659A Lambs Valley Road

COUNTRY: PURE & SIMPLE!!

Experience the best of rural living in the heart of Lambs Valley with this exceptional property, spanning an impressive 42.65 hectares (106.6 acres). Nestled in a popular rural setting surrounded by larger holdings, this undulating landscape offers a serene escape just 25 minutes from Maitland CBD & the doorstep to Hunter Valley Vineyards.

From the road frontage, the land slopes up and over an escarpment, providing breathtaking valley views stretching south toward Mount Sugarloaf. The property features a 10m x 14m Colorbond shed, currently used for accommodation, complete with bathroom, kitchen, and laundry facilities. With mains power and on-site water storage via tank water, the shed is perfectly suited for living while you design and construct your dream home.

The front portion of the property is ideal for grazing, currently running 13 head of cattle, while the rear portion is heavily timbered and undulating due to the height of the escarpment. This diverse landscape offers numerous opportunities for those seeking a



**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.



LAND 42.65 ha

**For Sale**

\$999,000-\$1,099,000

**Contact**

**Kane Bradley**

0423 525 335

kbradley.maitland@ljhooker.com.au

**LJ Hooker Maitland**  
**(02) 4933 5511**

lifestyle property with a mix of open grazing land and natural bushland.

Imagine waking up to panoramic views, with the potential to build a home that overlooks the entire property. Whether you're looking to establish a hobby farm, enjoy a peaceful rural retreat, or create a stunning new residence, this property offers endless possibilities.

Don't miss out on this fantastic lifestyle property in Lambs Valley. For more information or to arrange a viewing, contact Kane Bradley at LJ Hooker Maitland today and start planning your future in this idyllic rural setting.

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## More About this Property

<b>Property ID</b>	1DCRF6H
<b>Property Type</b>	Other
<b>Land Area</b>	42.65 ha
<b>Including</b>	Liveability

**Kane Bradley 0423 525 335**  
Director | [kbradley.maitland@ljhooker.com.au](mailto:kbradley.maitland@ljhooker.com.au)

**LJ Hooker Maitland (02) 4933 5511**  
24 Ken Tubman Drive, MAITLAND NSW 2320  
[maitland.ljhooker.com.au](http://maitland.ljhooker.com.au) | [maitland@ljhooker.com.au](mailto:maitland@ljhooker.com.au)



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