



## 72 Lillipilli Close Booral NSW

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This stunning rural retreat of 40.2 hectares, or 99.29 acres, is only a short drive into historical village of Stroud and 50mins from Newcastle. Featuring approximately 15 acres of cleared grazing, balance being natural timber with a creek running through the property and 2 dams. The owner has recently renovated the farm shed providing accommodation while you build your dream home on the ready to go, large flat building envelope.

Additional features include:

? Farm shed with 2 bedrooms, 3rd bedroom or option of storage

? Stylish accommodation with combined bathroom and laundry, slow combustion fire, reverse cycle air conditioning, dishwasher, washing machine, dryer, microwave, fridge and 2 x 20ft Containers

**Price** : \$ 849,000  
**Land Size** : 40.2 ha  
**View** : <https://www.dowlingterrace.com.au/sale/nsw/mid-north-coast/booral/residential/acreage/esemirural/7695598>



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