

# DOWLING

## PROPERTY



57 Ironbark Drive CLARENCE TOWN NSW

4  1  6 

Wanting to build your dream home when the time is right? Or have a weekend getaway on your own private 35.43 acres, you can do just that! The spacious shed on the property will mean you don't have to compromise on that rural lifestyle while perfecting your plans.

**Land Size** : 143380 sqm

**View** : <https://www.dowlingterrace.com.au/sale/nsw/hunter-valley-lower/clarence-town/residential/rural/7792438>

Features:

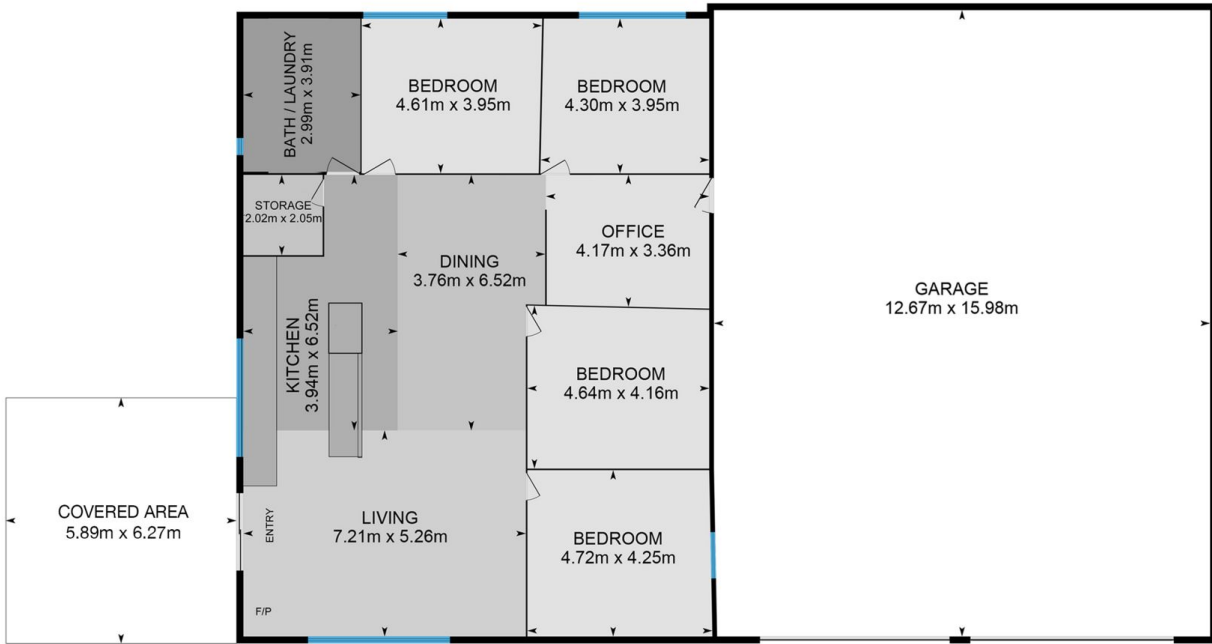
- 24m x 18m insulated shed sitting on a 150mm thick concrete slab
- Impressive layout
- ADSL 2, phoneline and underground power to the shed
- 37,000L water tank
- Dam with 3ML capacity
- Fenced boundaries
- Cleared area for building



**Steve Organ**  
0437 831 707

Measurements are approximate  
and are to be used only as a guide

24m x 18m SHED



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