



## 22R Bulwarra Road Dubbo NSW

Offering a rare opportunity to secure 8 hectares of vacant land on picturesque Bulwarra Road only 15 minutes from Dubbo city centre.

Zoned R5 large lot residential with a generous building entitlement, power is already at the front gate. The allure of the undulating rural landscape is obvious in this tranquil setting. The perfect house site is elevated, private and enjoys views across neighbouring farm land. Located 13 km from the City limits on a sealed road, this prime rural property presents a fabulous opportunity for those longing to create their own country-style dream.

The property has arable sandy loam soil & is lightly timbered. The ringlock & barb fences are in fair to good condition. The dam conveniently services any stock you may choose to run. Conveniences include mail & garbage

**Price** : \$ 437,000  
**Land Size** : 8 ha  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/rural/7749801>



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