



FOR SALE

EMBRACE OFF-GRID LIVING ON 20.08 ACRES!

Come with me as I take you on a journey to Lot 10 Ironbark Drive, Millmerran Woods – This 20.08 acre property offers a blank canvas where the gentle sway of native gum trees create a peaceful retreat. Listen to the distinctive call of the kookaburra & the currawongs, and if you're lucky, catch a glimpse of a wallaby or two. This property offers a blank canvas, ready and waiting for you to bring your vision to life.

This property is located in Millmerran Woods, approximately 25 minutes from the great little town of Millmerran. Millmerran has all you need, IGA, Foodworks, Hardwares, Produce, Post Office, News Agency & the best bread from the local bakery!!

This full off-grid block promises substantial savings on power bills! All boundaries have been cleared, and there's a dam on the property, though currently dry. With 8.13 hectares (20.08 acres) of potential, this land in Millmerran Woods offers endless possibilities—whether you dream of a peaceful retreat, a hobby farm, or a nature lover's paradise, it's ready for you to make your vision a reality.

20.08 acres/8.13 hectares

Selectively thinned out

The dam has been dug out, however isn't currently holding water (it wouldn't take much to direct water into the dam)

100% Off Grid, no mains power, septic or town water available

Conveniently accessible from the Gore Highway via Ayers Rock Road, with bitumen road reaching to within 5 metres of the property's entrance.

Rates are approximately \$1,022.20 annually

Don't miss out on the opportunity to claim your slice of rural bliss and embark on a lifestyle of unparalleled serenity and adventure.

0 BED | 0 BATH | 0 CAR

PRICE:
\$145,000

OPEN FOR INSPECTION:
N/A



Liz Armstrong
0421572371
liz.armstrong@atrealty.com.au
www.atrealty.com.au