

FOR SALE

PRICE GUIDE \$1,750,000 TO \$1,925,000 - 254 ACRES - BATHURST NSW

Discover an exceptional opportunity in the heart of New South Wales - a pristine 254-acre (approximatly) expanse of untouched farmland awaiting your vision. This remarkable parcel at 40A Saint Antonys Creek Road represents a blank canvas for agricultural entrepreneurs, developers, or those seeking to create their dream rural estate.

The gently undulating landscape offers endless possibilities for those with an eye for potential. Saint Antonys Creek Road frontage ensures excellent accessibility, while the substantial acreage provides ample space for various agricultural pursuits, from livestock grazing to crop cultivation.

Natural features of this expansive property create multiple opportunities for future development:

- Versatile terrain suitable for various agricultural enterprises
- Potential for multiple building sites (subject to council approval)
- Natural water catchment possibilities
- Excellent road frontage and accessibility

This premium rural holding presents an increasingly rare opportunity to secure a significant land parcel in a region known for its agricultural heritage. The property's scale and location make it ideal for:

- Traditional farming operations
- Boutique agricultural ventures
- Lifestyle farming
- Future subdivision potential (STCA)

Located in the evolving community of Glanmire, this property benefits from its strategic position in the Central Tablelands region of NSW. The area's rich farming tradition, combined with its proximity to regional centres, provides the perfect balance of rural living with convenient access to essential services.

The property's substantial size offers scope for diverse agricultural pursuits while maintaining privacy and space for future development. Whether you're an experienced farmer looking to expand your operations, an investor seeking land banking opportunities, or a visionary ready to

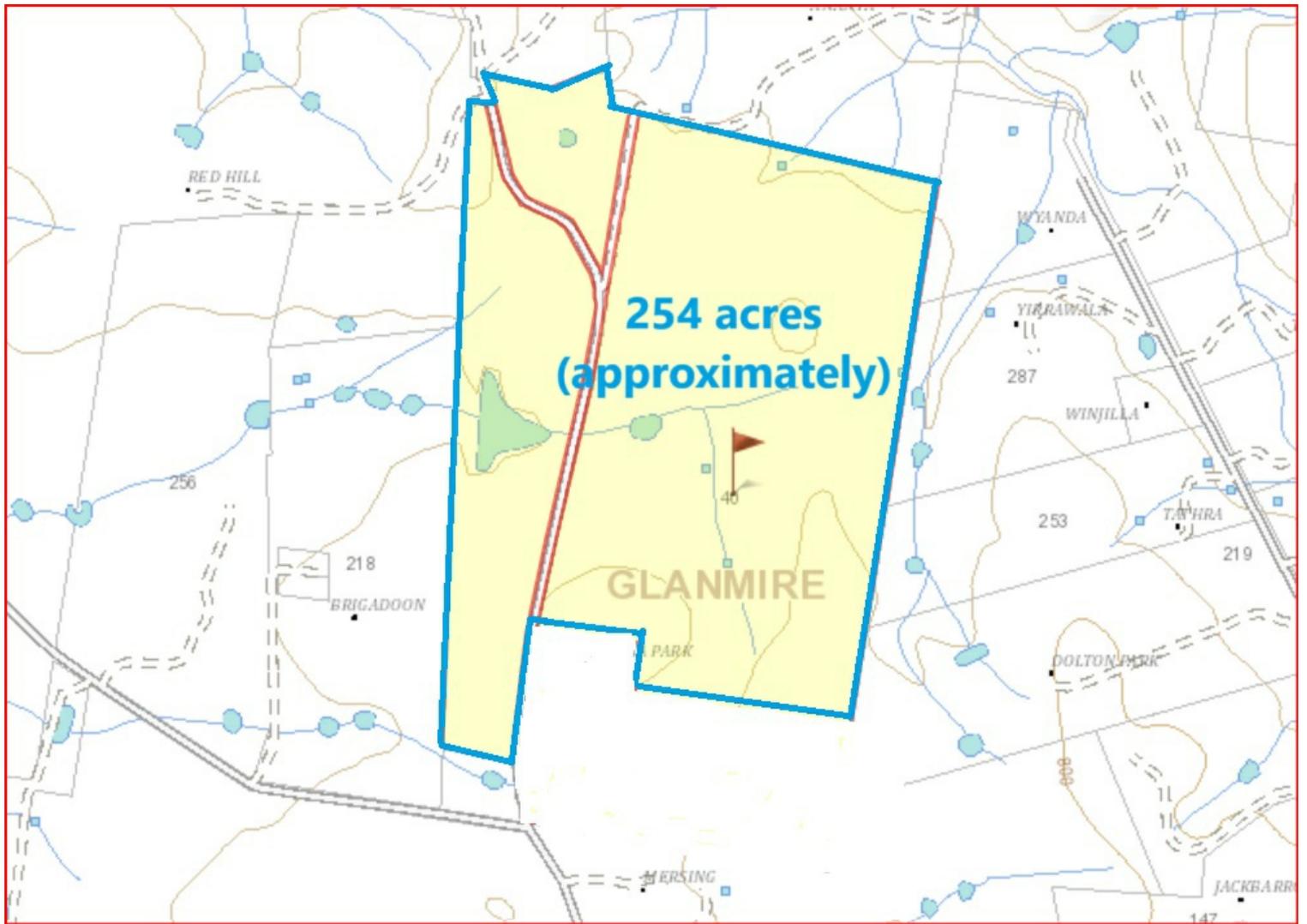
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PRICE:
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OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.