



### Lot 17 Cemetery Road Rocky Hall NSW

This lovely 40 acre property is located in a quiet location with permanent creeks, waterfalls, large dam and privacy. This property won't last long at this price.

Permanent homely caravan and annex (Cabin)

Water pump

Generator

Gas fridge

Small solar system

3 Water tanks 1000lt,9000lt,22000lt

Large dam

40 Acres (16.19 HA's)

Pristine creeks

45 minutes to Merimbula or Bega

**Type** : Rural

**Price** : \$ 149,000

**Land Size** : 160000 sqm

**View** : <https://www.butterfieldproperty.com.au/sale/nsw/far-south-coast/rocky-hall/residential/rural/8150218>