

# Flemings



## 444 Hoares Lane Coolac NSW

This property provides purchasers with a rare opportunity to secure approx 184 acres of scenic land with expansive views across the Coolac and Muttama valleys.

It is very well located - 10 mins to the Hume Hwy at Coolac and 25 minutes to Jugiong, Cootamundra and Gundagai.

The property is free from any improvements, which offers the prospective buyer a blank canvass to create their own dream rural getaway or add this property to an already existing enterprise.

Features include;

- 184 acres\* total land area
- Generally sloped to steep country with natural pastures on granite-based loam soils
- Expansive views across the property with various house

**Land Size** : 74.4 ha

**View** : <https://www.flemingspropertyservices.com/sale/nsw/riverina/coolac/residential/rural/6636200>



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