

# DOWLING

## PROPERTY



### 638 Lowes Lane Booral NSW

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This excellent 173 acre property in the Hunter Valley presents a rare opportunity for its new owner. Proudly sitting on approximately 1.8km of tidal Karuah River frontage that leads to the beautiful Port Stephens coastline and offers easy access to launch or moor your boat for recreational use.

**Price** : \$ 2,400,000  
**Land Size** : 70.23 ha  
**View** : <https://www.dowlingterrace.com.au/sale/nsw/mid-north-coast/booral/residential/rural/7605368>

Whether it's the very impressive one-bedroom weekender, the stunning parkland river front for camping, the horse and cattle facilities or a coveted building entitlement with Council approval; this property is definitely worth an inspection.

Currently a very private cattle property running 45 cows and calves, and with new infrastructure to combine horses and cattle, the additional features are as follow;



**Mark Butler**  
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