

# DOWLING

## PROPERTY



1431 Maitland Vale Road Lambs Valley NSW

4 2 3

Welcome to your dream lifestyle! Nestled in the highly sought-after rural area of Lambs Valley, this expansive property offers the perfect blend of convenience and tranquility. Situated just a short distance from major shopping centres, hospitals, and schools, you'll enjoy the best of both worlds - serene country living with urban amenities at your fingertips.

Spanning 46.57 hectares (115 acres) of picturesque grazing land, this property boasts flat to undulating terrain, with approximately 80% of the land being usable. Fully fenced into paddocks, it's ideal for livestock or agricultural pursuits.

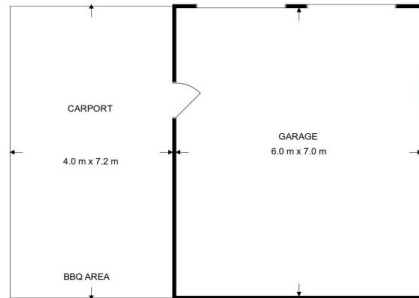
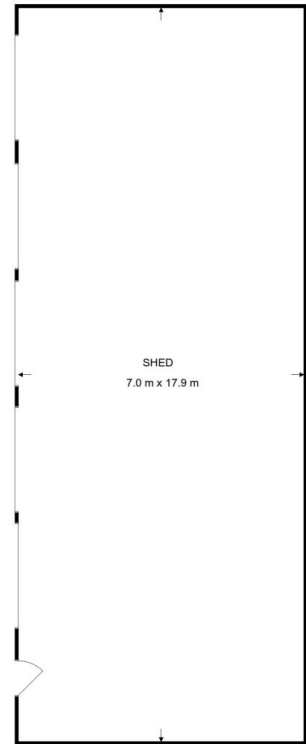
With its own bore water for garden and stock use, plus dams and a private picnic water oasis adorned with native trees, water scarcity will be a thing of the past.

**Price** : \$ 1,800,000  
**Land Size** : 46.57 ha  
**View** : <https://www.dowlingterrace.com.au/sale/nsw/hunter-valley-upper/lambs-valley/residential/rural/8008641>



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Measurements are approximate  
and are to be used only as a guide



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