

# DOWLING

## PROPERTY



### 13 Gum Tree Close Clarence Town NSW

Discover your dream rural retreat on this 2.4 acre property, offering 9,671 sqm of endless possibilities. Build your ideal home with no restrictions on size or materials - just council approval required. Perfect for horse enthusiasts, with direct riding access to the nearby state forest.

This property is fully equipped with new all-weather post and rail fencing, two 20ft containers, and available dog-proof mesh. Set in a peaceful cul-de-sac, enjoy elevated views over the valley.

The historical township of Clarence Town, with its schools, medical centre, and supermarket, is just 5 minutes away, nestled on the picturesque Williams River. Located just 27km from major shopping facilities, 36km from Newcastle Airport, and only 58km to Newcastle CBD.

**Price** : \$650,000  
**Land Size** : 2.4 Acres  
**View** : <https://www.dowlingterrace.com.au/sale/nsw/hunter-valley-lower/clarence-town/residential/land/8115274>



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