



## 100L Boothenba Road DUBBO NSW

4 2 2

Set on 54.15 hectares (133.8 acres) in the picturesque Talbragar Valley only 15 kms from the regional city of Dubbo, this country homestead is nestled on an elevated knoll and enjoys picturesque views of the undulating country leading down to the Talbragar River.

The Sandstock brick residence in original condition comprises four bedrooms plus separate hobby room, office and tack room. Casual and formal living areas open to 2.4m wide verandahs through cedar French doors and the north facing kitchen overlooks the inground pool and countryside.

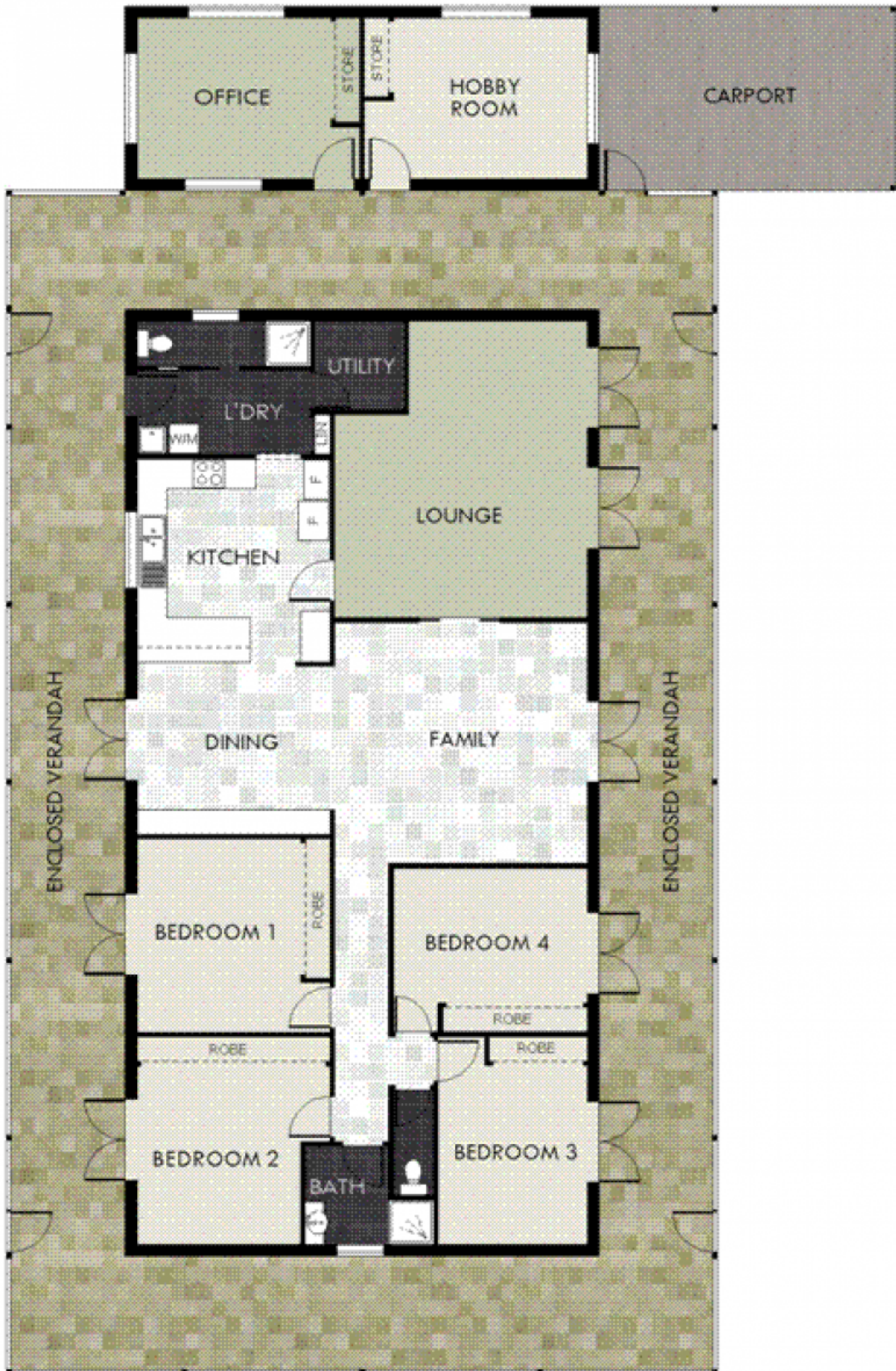
Offering river frontage, the impressive property is fully fenced into 10 grazing and cropping paddocks and offers

[For full version visit the website](https://www.bobberry.com.au)

**Type** : Rural  
**Price** : \$ 740,000  
**Land Size** : 541500 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-o-orana/dubbo/residential/rural/7373966>



**Bob Berry Real Estate**  
**02 6882 6822**



## 100L Boothenbah Road, Dubbo

NOTE: This drawing is for illustrative purposes only. It is not to scale and all measurements are approximate.