



AN APPEALING 13.6 ACRE RURAL HOLDING IN A PRIME LOCATION

**PICTURESQUE NORTHERLY VIEWS AWAIT, ALONG WITH 6 PADDOCKS, 3 DAMS, SUNDRY SHEDDING AND TOWN WATER**

**THE CHARMING 1950'S FARMHOUSE IS SITUATED IN A PRIVATE, ESTABLISHED SETTING – THE IDEAL HOBBY FARM!**

- \* Entrance from front deck to hallway
- \* Generous lounge with wood fire with mantle and brick surround
- \* Dining with French screened doors to north facing deck
- \* Sunroom with timber floors, garden vistas and door to outside
- \* Picture windows throughout – all with garden views
- \* Farm-style timber kitchen with large cooker, flue, dishwasher and good storage
- \* Breakfast and t.v. room
- \* 4 bedrooms – main with study nook
- \* Study or 4th bedroom
- \* Bathroom with bath, shower, timber vanity and separate w.c.
- \* Laundry with shower
- \* 14 solar panels
- \* Extra w.c. (2nd) at rear of the house

🛏 4 🌳 2 🚗 2 📏 13.60 ac

<b>Price</b>	Guide \$3m
<b>Property Type</b>	Residential
<b>Property ID</b>	277
<b>Land Area</b>	13.60 ac

#### Agent Details

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#### Office Details

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- \* Mudroom
- \* Double garage
- \* Sundry shedding – utility storage
- \* Chook pen & vege garden
- \* Workshop
- \* 6 paddocks and 3 dams
- \* Landsize: 13.6 acres (5.51ha's)

**THE ESTABLISHED GROUNDS FEATURE EXOTIC AND NATIVE TREES, ROSE GARDENS, NATIVE SHRUBS, FRUIT TREES, MANY SUPERB SPECIMEN TREES AND HUNDREDS OF BULBS**

**THE PROPERTY IS LOCATED 1.7 KLMS FROM THE HUME MOTORWAY AND ONLY 11 KLMS TO MITTAGONG TOWN CENTRE AND AMENITIES – ALONG WITH CAFES, PUBS AND BEAUTIFUL LAKE ALEXANDRA**

**THIS IS QUITE A SPECIAL PROPERTY**

We accept no responsibility for misstatement, omission or error contained in this document. Interested parties should rely on their own enquiries

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