



35 Boronia Road, Rylstone

FAMILY HOME ON ACRES

Minutes from town, a modern fitout, great views and shedding. If it's a modern home with space you're after you'll be hard pressed to find better value for money.

Situated on an impressive 5 acre allotment in the prestigious Rathdowney Estate on a quiet cul de sac, with expansive views over farmland, mountain backdrops and a glimpse of the Rylstone township only 3kms away.

The well-appointed brick veneer home features a fully tiled foyer giving access to a large tiled living and dining area with 9 foot ceilings and reverse cycle air conditioning, a spacious kitchen taking full advantage of the views with a walk in pantry, 3 large bedrooms all with robes, the main of generous proportions, with a walk in robe and ensuite. There is in floor heating to warm your winter and a 10kv solar system helping to offset the power bills.

Outside you'll discover a fully fenced allotment, a large stock dam for the family pony, lock up 6m x 6m colourbond shed with an enclosed annex, mature fruit trees, and for the family car the home provides a spacious garage with internal access, while under house storage and established dog kennels round up the package.

This is a very sensibly priced home in an excellent location and worthy of your inspection.

Inspect this outstanding property by calling First National Kandos Rylstone on 02 6379 1955, Geoff Bartlett 0413 488 188 or Sheree Mac an Tanaiste 0418 401 726.

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 21,180 sqm

\$499,500

ID# 11420100709



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