



Homestead Genowlan Road, **Glen Alice**

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### ADVENTURE PARADISE

An outstanding lifestyle and adventure property situated in the renowned and world heritage rated Capertee Valley that offers a range of features and country that is sure to cater to every member of your family.

The property comprises just over 730 acres of mixed country ranging from a small river flat block to approx. 150 acres of cleared and semi cleared grazing country with the remainder comprising natural bushland with abundant wildlife and birdlife, ridges and valleys dotted with tracks and trails ideally suited to horse riding, bushwalking and trail riding.

Water in the bush is gold and this outstanding property offers it in spades, over 5kms of frontage to Genowlan Creek and Capertee River, plus a large 20,000 gallon rainwater tank at the homestead.

The homestead sits amongst established and lush lawns and gardens thanks to the abundant water and comprises 4 bedrooms, 2 bathrooms, 2 living areas, wrap round verandas, wood heater and plenty more making this a very comfortable home or weekender.

Shedding is impressive, 4 bay older style machinery shed of timber and iron construction, older similar style garages and storage bays plus a large high roof steel framed machinery shed comprising 4 bays open and 2 bays on slab with power connected and fully lockable.

Situated between 3 and 3 hours from most Sydney suburbs, this impressive lifestyle farm is a rare find and is the last offering in the outstanding Watervale sub-division.

Inspections by appointment only and can be arranged by contacting the sales team at First National Kandos Rylstone on 02 6379 1955, Geoff Bartlett on 0413 488 188 or Paul Bartlett 0417 220 870.

 730 acre

**\$699,000**

ID# 31420120482



**Geoff Bartlett**  
0413 488 188