



Homestead Genowlan Road, **Glen Alice**

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ACRES ACRES AND MORE ACRES

A rare find indeed in the world heritage listed Capertee Valley, Genowlan Homestead comprises just over 730 acres of pure Adventureland. Horse riding, motorbike riding, bird watching, bush walking, hunting or simply relaxing, this is the ultimate adventure block with 3 hours drive from most Sydney suburbs and only 90kms north west of Lithgow.

The country ranges from a small creek flat paddock to approx. 150 acres of cleared grazing country to rolling and steep natural bushland. Abundant water with both Capertee River and Genowlan frontage that would extend to over 5kms in length offering year-round water security, and accommodating an abundance of natural wildlife and birdlife.

The homestead comprises 4 bedrooms, 2 bathrooms and 2 living areas with wrap round verandas set amongst green lawns and established gardens with power, phone, mail delivery, internet, Telstra mobile reception and TV reception, plus a recent boundary adjustment sees a multitude of sheds also included in the asking price. A 25m x 8m steel frame machinery shed with 2 lockable bays on a slab with power for the workshop area in addition to several older style timber frame machinery sheds, garages and storage area.

The Homestead on Genowlan Road Glen Alice offers excellent value for money and with its abundance of water, shedding, large home and excellent location simple stand up as the best buy in the Capertee Valley today.

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