



478 White Rock Road, Rylstone

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THE DISTRICTS FINEST

Arguably one of Rylstone's best presented, best value small farms on the market today. Feature packed, excellent views and location and bordering on perfect.

87.72 ha (216 acres) of mixed country ranging from cleared grazing to rolling timbered country situated on the foreshores of the Cudgegong River with access for stock and domestic use, which along with a fully equipped bore and 6 dams gives excellent water security year round.

The modern beautifully presented homes are a delight to inspect. The first offering outstanding views from a large covered fully tiled entertaining area, 3 large bedrooms, 2 with ensuites, the main with a parents retreat or study, a 3 way main bathroom, solid timber well-appointed kitchen and a huge living room taking advantage of the views on offer. Ducted reverse cycle air conditioning and fan forced wood heating ensures year round comfort.

A 2nd and separate modern 2 bedroom cottage is fully self-contained with a modern fitout offers additional accommodation for an extended family, visiting friends or a potential income stream from permanent or casual lettings.

Multiple shedding cater to storage, workshop, vehicle or machinery accommodation. There's even one for the chooks and a set of cattle yards with crush, loading ramp and holding yards.

A fully irrigated hazelnut orchard provides another potential income with the property also benefiting from a well earned organic certification.

Situated only 7kms from the historic township of Rylstone with both power and phone connection and positioned at the end of a quiet country lane ensuring you peace, quiet and privacy you simply won't find better in the marketplace today.

Inspection by appointment only by calling First National Kandos Rylstone on 02 6379 1955, Geoff Bartlett 0413 488 188 or Paul Bartlett 0417 220 870.

 216 acre

\$849,500

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