



2146 Dunville Loop Road, **Bogee**

4  2 

### AS GOOD AS IT GETS

107 acres, escarpment views, a 4 bedroom residence, all rural services and excellent shedding. This is about as good as it gets.

Fully fenced with 6 stock dams, 7 paddocks and outstanding views. This 107 acre allotment sits on the edge of the renowned Capertee Valley approx. 27 kms from Rylstone and only 3 hours drive from most Sydney suburbs.

A brick veneer family ranch style home will be sure to please, with open plan living, a spacious kitchen, ducted air conditioning, a wood heater, 4 large bedrooms all with robes, the main with an ensuite and a walk in robe, wrap round veranda, fresh water swimming pool, established yards and gardens and with all rural services connected your year round comfort is assured.

Shedding is impressive to say the least. A huge 15m x 9m colourbond high roof machinery shed and workshop, fully enclosed with power connected. 6m x 8m lock up garage with 2 attached 6m x 8m semi enclosed awnings all on a slab with power, a shower and toilet even a concrete apron.

Stock yards, a round yard, loading ramp and crush, this property offers it all, even an elevated kids cubby house.

If its quality you seek with all the bells and whistles, look no further. This one is a standout.

Organise an inspection now by calling First National Kandos Rylstone on 02 6379 1955, Geoff Bartlett 0413 488 188 or Paul Bartlett 0417 220 870

**\$775,000**

ID# 31420120655



**Paul Bartlett**  
0417 220 870