



610 Cudgegong Road, Rylstone

### SIMPLY AS GOOD AS IT GETS

Stacked with features, unique in design, outstanding views and excellent location. Old Maids Hill' is without doubt one of the finest offerings in the renowned and picturesque Rylstone Valley.

The property comprises 40ha or 98.8 acres of rolling fully fenced cleared grazing country with selected shade trees and pockets of light natural timber divided into 8 paddocks and serviced by 5 dams, with both sheep and cattle yards for easy stock management.

Shedding is impressive with a large 7 bay machinery shed, 4 bays enclosed on a slab with power and WC, providing an excellent spacious workshop. Also a separate 2 stand shearing shed and a chook shed.

The residence is an absolute delight to inspect and offers that certain feel purchasers often seek but is rare to find. With adobe brick construction, high raked ceilings with exposed timber beams, supports and joinery, all with abundant natural light and thermal efficiencies that offer year round comfort via radiators throughout the home, substantially reducing standard household energy costs.

The house boasts four large bedrooms plus a generous study large enough to offer an additional bedroom if required, an impressive period style bathroom with a claw foot bath and stained glass windows, a well-appointed kitchen with butler's pantry and choice of electric or Fuel stove , plus a large open plan living area taking full advantage of the outstanding views on offer.

If all of that's not enough there's even more on offer. A fully decked and fenced swimming pool, plus the old original cottage believed to be dated back to the late 1800's fully refurbished and full of original features and character that offers additional accommodation or income stream via farm stays or AirBNB.

Located on a sealed road frontage only 10 minutes from Rylstone, 30 minutes to Mudgee and 3.5 hours from most Sydney suburbs, plus all rural services available, your location and lifestyle couldn't be better.

With far too many features to list, this property can only truly be appreciated by inspection, but rest assured you will be impressed.

To arrange a viewing contact the team at First National Kandos Rylstone on 02 6379 1955. Geoff

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 99 acre

**\$899,500**

ID# 31420120662



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