

125 Mylneford Road, Mylneford, NSW 2460



Mixed Farming For Sale

Friday, 24 May 2024

125 Mylneford Road, Mylneford, NSW 2460

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 18 m2

Type: Mixed Farming



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AUCTION

Auction Details: Wednesday 19th of June 6.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Nestled within a scenic 46-acre parcel of land, just 20 minutes from Grafton's bustling CBD, this double-story brick family home at 125 Mylneford Road offers a tranquil and spacious lifestyle that is increasingly hard to find. With its expansive grounds and comprehensive amenities, this property is set to be sold on June 19th, presenting a unique opportunity for one fortunate buyer, as the sellers are committed to relocating. The ground floor includes a generous master bedroom complete with a study, which can easily be transformed into a walk-in robe or an ensuite. This level also encompasses a double garage, laundry, and a bathroom for added convenience. Ascend to the upper level where you will find three additional bedrooms, two of which feature built-in wardrobes. A shared bathroom services these rooms. The heart of the home is the open-plan kitchen, dining, and living area, fitted with an air conditioner and a cosy fireplace for year-round comfort. Flowing seamlessly from here, the back balcony offers stunning views over the swimming pool, perfect for morning coffees or evening relaxation. Please refer to the floorplan, video and 3D tour provided for an understanding of the layout. Adjacent to the swimming pool, a timber deck and another double colourbond garage provide ample space for entertainment and storage. The fully fenced house yard is ideal for both pets and children, ensuring they play safely within sight. The home is equipped with an approximately 8kW solar system, reducing electricity costs. Water resources are abundant, with five water tanks and water troughs efficiently connected, alongside natural dams on the property. Properties such as 125 Mylneford Road offer nothing short of a lifestyle upgrade for those lucky enough to call places like this home. An inspection is most certainly your best chance to gain a true appreciation for what life here will offer you. Notable features include:- Approximately 46 acres- 4 bedrooms- 2 bathrooms- Air conditioning - Fireplace- In ground swimming pool- 4 garage spaces - 8KW solar system- 5 x water tanks- Dams - Water troughs The combination of a large family home and the promise of a peaceful, rural lifestyle makes this an auction you won't want to miss. Contact The Jake Kroehnert Team from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.