

# 1252 Yarramalong Road, Wyong Creek, NSW 2259



## Acreage For Sale

Monday, 15 April 2024

1252 Yarramalong Road, Wyong Creek, NSW 2259

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 39 m2

Type: Acreage



Steve Rawsthorne  
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**\$3,500,000**

Country style homestead set in an elevated position with 3 large bedrooms plus a study, eat in kitchen with family area. Generous proportions and well designed with a view from most rooms to take in the valley outlook. Spacious living areas spilling onto the large entertaining area overlooking the pool. Prime and private location with approximately 50 acres cleared and pastured, ideal for grazing. Permanent Wyong Creek frontage with a 100 megalitre irrigation licence offered separately. Family owned since 1979, the property has 2 titles, one of 5 and the other 91 acres, allowing for a second dwelling. Located an easy 12-minute drive back to Wyong station and plaza with easy access to the M1 motorway. Highlighted Features - Elevated homestead with great outlook.- Spacious 3-bedroom home plus study.- Large entertaining area overlooking pool. - Open fireplace, high ceilings.- Double garage, outsheds plus machinery shed.- Zoned RU1 primary production and C3 environmental management.- Ideal grazing country.- Wyong Creek frontage.- 2 Titles.- Easy 12 minute drive back to Wyong. Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.