

**130 Ridge Road, Oakdale, NSW 2570**



**House For Sale**

Tuesday, 28 November 2023

130 Ridge Road, Oakdale, NSW 2570

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 8 m2**

**Type: House**



Wayne Grimson  
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## Offers Over \$2,650,000

United Realty are proud to present this fantastic acreage property with the lot! Offering approx. 20 acres (approx. 8.09 ha) of level land suitable for housing animals, trucks or a market garden setup, a 4 bedroom, 2 bathroom home and a separate granny flat currently earning approx. \$420.00 per week. The main brick residence is neat as a pin and features a galley-style kitchen with stone benchtops and electric appliances. There are 4 bedrooms all with built-in robes and an ensuite to the main bedroom. There are ceiling fans throughout and a fireplace in the living room for year-round comfort. The entertaining pergola is completely enclosed with glass surrounds allowing the natural light to filter through and gives the ability to have a seamless indoor/outdoor feel. The pristine land features a fenced paddocks and a cattle crush, a large dam with pump shed, three large sheds, a cattle shed and igloo. The approx. 3 year old granny flat is fully self-contained and includes 2 bedrooms with separate gated access and a single carport and is currently tenanted on an expired lease, achieving \$420.00 per week. Other features:

- Previously used as a large-scale market garden
- Double garage with laundry inside
- Cattle crush, fenced paddocks
- Bird aviary
- Established fruit trees
- Tiled flooring throughout
- 3-way bathroom
- Living room with built-in bar
- Manicured lawns around the home
- Outdoor brick BBQ & pizza oven
- Cool room
- Solar panels
- Approx. 100,000 L water tank
- 5 internal fenced paddocks irrigated by the dam
- Electric gates

\* Please note that all webpage enquiries require a contact number AND an email address. Enquiries that do not have this information will not receive a response.\* Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospective purchasers are to rely on their own enquiries.