

1440 The Rock-Mangoplah Road, Mangoplah, NSW 2652

McGrath

Acreage For Sale

Friday, 5 April 2024

1440 The Rock-Mangoplah Road, Mangoplah, NSW 2652

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 12 m2

Type: Acreage



Andrew Pellow



Craig Tyrrell
0473748272

Auction (Unless Sold Prior)

Welcome to Bellerive – Where serenity meets functionality on 32 sprawling acres of picturesque landscape. This charming farmstead presents an exceptional opportunity to embrace country living at its finest. Key Features Farmhouse: - 4 generous-sized bedrooms, provides comfortable living for the whole family- 1 main bathroom, plus an additional second shower in the laundry- Functional kitchen is positioned at the heart of the home.- Separate dining area -Evaporative Cooling & Wood Fire Heating ensures comfort year-round.- Front and rear patios, are great for outdoor entertaining and relaxation.- Rainwater tanks to the house & town water connection to the property Property: - Massive Shed (as new): 18m (L) x 12m (W) x 5.2 (H), triple roller doors & concrete slab.- 32 acres of arable land: Fertile soil ready for cultivation & cropping potential, or ample grazing land suitable for raising cattle, sheep, or horses.- Enjoy stunning vistas of the surrounding countryside.- Bitumen road to the front gate, convenient access for transport or machinery- Conveniently located just 3km outside Mangoplah and 30 minutes drive to Wagga Don't miss this rare opportunity to own your slice of rural paradise! Whether you're seeking a peaceful retreat to call home or add on to your existing venture 1440 The Rock Mangoplah Road is sure to tick your boxes. Contact our team today to arrange your inspection. *All of the information contained in this document is from sources the Agent and Vendor believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.