

# 149 Geary's Crossing Road, Singleton, NSW 2330



## Lifestyle For Sale

Wednesday, 17 April 2024

149 Geary's Crossing Road, Singleton, NSW 2330

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 8

**Area:** 44 m2

**Type:** Lifestyle



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## **EOI Closing 12noon, Fri 31 May 2024.**

Set in the picturesque valley of Mount Olive, "Uralba" presents a wonderful opportunity for the next family to come and enjoy this magnificent rural lifestyle property. With spectacular scenery all round, manicured lawns and established gardens you will fall in love at the front gate. The stunning masterbuilt home built in 1995 is spacious, warm and inviting with views from every window. With formal and informal living areas, covered entertaining area, a well-equipped kitchen, high ceilings and ceiling fans throughout; additional comforts include a combustion wood fireplace, with air conditioning to the master bedroom and living areas. All bedrooms have built in robes with a walk-in robe to the main. Both bathrooms have recently been renovated and are generous in size. "Uralba" is a quality grazing property with approximately 15 acres\* of suitable farming land & is fenced into 6 paddocks with steel cattleyards & includes 3 dams, 1 water trough, 18,000 gallons of fresh tank water supply & 5,000 gallons of creek supply. Electric irrigation system with irrigation pipes, underground mains from Glennies Creek with 50meg WAL + 8meg stock & domestic. Ample shedding includes a 16m x 7.5m fully enclosed shed complete with awning plus hay shed. Other features and inclusions: • School bus from Geary's Crossing Road (Singleton & Mount Pleasant Schools) • Internet connection via starlink • Solar system • 14km / 10minutes \* to Lake St. Clair Dam • 22km / 20minutes \* to Singleton • 100km / 1 hour 20 minutes \* to Newcastle • 200km / 2 hours \* to Wahroonga

Expressions of Interest Closing 12noon, Friday 31 May 2024. \*Approximately\* Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.