

**1513 Nullo Mountain Road, Rylstone, NSW 2849**



**Lifestyle For Sale**

Thursday, 6 June 2024

1513 Nullo Mountain Road, Rylstone, NSW 2849

Area: 185 m2

Type: Lifestyle



Robbie Palmer  
0263723000

## For Auction If Not Sold Prior

For sale by Open Negotiation - a flexible conditions online auction. The auction has started and the property can sell at any time. Contact Robbie Palmer on 0418 639 093 to become qualified and avoid disappointment. Open to all buyers, subject to the vendor's approval. This sensational lifestyle-rural property is located 32kms on the Sydney side of the vibrant Central-West town of Rylstone. Perched atop Nullo Mountain in the Great Dividing Range and featuring a perfect combination of gently undulating grazing country and steeper timbered fringes; it is ideal for anyone who wants to get their hands dirty - be it for a weekend or weeks at a time. • A fabulous 185 hectares in eight separate titles. • Zoned RU1 primary production with a minimum lot size of 40ha for dwelling entitlement. • Property is on both sides of the road; easy access should you ever want to divide up. • History of cattle grazing with great potential for improvement. • Set of cattle yards close to the road; small machinery shed further into the property. • Three good, accessible dams plus a couple of smaller water holes in the timbered country. • Mains power through the property; mobile phone reception; NBN available via Satellite connection. • Several outstanding building sites with expansive rural vistas. • Only 32 kms to the shops and cafes of Rylstone - an easy 74 kms from the regional centre of Mudgee. • A great rural retreat of an outstanding place to build your forever home. Call Robbie Palmer at First National Mudgee on 0418 639 093 for more information or to arrange your inspection.