

1675 Castlereagh Highway, Cudgegong, NSW 2850

McGrath

Sold Other

Friday, 1 September 2023

1675 Castlereagh Highway, Cudgegong, NSW 2850

Bedrooms: 2

Bathrooms: 1

Area: 232 m2

Type: Other



Lucas Sheppard
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Jahymi Dowel
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\$1,900,000

Tannabutta presents itself as a truly exceptional property boasting an extraordinary scarcity that sets it apart. This exclusive estate is nestled within a secluded valley, enveloped by unspoiled landscapes, abundant wildlife, and picturesque river flat terrain. Remarkably, it boasts an impressive 4km frontage to the Cudgegong river, accentuating its inherent charm. The property is further enhanced by the presence of a magnificent country lodge, meticulously designed to exude rustic elegance blending harmoniously with its surroundings. Presently, Tannabutta serves as an esteemed fishing retreat, yet the possibilities for the prospective owner are limitless. With this rare acquisition, the fortunate buyer will be endowed with a treasure trove of opportunities, be it for personal leisure, lucrative investment endeavours, or the creation of an idyllic sanctuary to cherish and admire for generations to come.- An exclusive estate of approx. 575 acres- 2 bedroom, 1 bathroom country lodge with wrap around veranda- Fully equipped off grid with solar and rain water- 4km frontage to Cudgegong River – option to purchase 63meg water license- Beautiful mixture of terrain with abundant natural wildlife - Plenty of river flat country to run stock- Extreme privacy well set back in the foothills of Riverlea - Tar road frontage with all vehicle access- 5 minutes on the Sydney side of Mudgee- An extremely rare offering bound with opportunity