

**170 Home Hills Road, Mount Marsden, NSW 2849**



**Lifestyle For Sale**

Wednesday, 24 April 2024

170 Home Hills Road, Mount Marsden, NSW 2849

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 40 m2**

**Type: Lifestyle**



Stewart Adlington  
0263722584



Ingrid Kazzi  
0263722584

## **Offers over \$1,100,000**

This beautifully constructed stone and timber home makes an ideal weekender or permanent home with incredible Mount Marsden views. 40 HA (100 acres) mix of open paddocks and native timber country provides everything you need to enjoy a relaxed rural lifestyle.- Stone and timber home built from materials gathered from property - Lounge room with double height ceiling and mezzanine area - Spacious kitchen overlooks garden with adjoining butlers pantry - Generously sized bedrooms with stone feature walls- Entertainers deck with spa offers stunning views to Mount Marsden - Excellent mobile and internet service, ideal to work from home - Two large covered open bay sheds, animal shelters, chicken pen- Well laid out established garden spaces surrounding house- 115,000 litres of stored water, 4 dams, seasonal Sawpit Creek - Approx 22km to Rylstone, 76km to Mudgee, 188km to Penrith For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.