

204 Wylie Creek Road, Wylie Creek, NSW 2372

Acreage For Sale

Saturday, 11 May 2024



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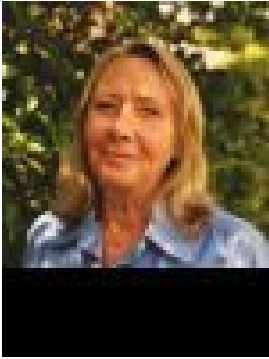
Bedrooms: 3

Bathrooms: 1

Parkings: 14

Area: 90 m2

Type: Acreage



Julia Jones



Norman Crisp
0418716591

\$1,300,000

With stunning 360 degree views from the top of the hill and the western boundary adjacent to the Maryland River, this excellent property is located near Liston in the highly regarded eastern fall of the range. The 223 acres (90.34 hectare) is well-fenced into 5 paddocks all with a dam, most of which are spring-fed. Located privately on a hill nestled within a granite rock outcrop, an extraordinary 440 square metre insulated shed includes very appealing living quarters consisting of a kitchen and living area, bathroom, 3 bedrooms and a laundry. Double insulation, reverse cycle air-conditioning in the living area and main bedroom, ceiling fans and gas heater keep the living quarters comfortable through all seasons and the covered verandah provides a superb spot to entertain or simply sit and soak in the incredible views over the surrounding countryside and towards the east coast ranges. The other side of the shed provides 16m x 9m with 3 roller doors for secure storage of vehicles and equipment and there are 4 open bays for machinery storage. An efficient solar power system with 3000w inverter provides ample power and there is abundant rainwater storage. Open grasslands with good shade timber make this property an ideal grazing block and there could be possible future income from immature plantation timber when ready to harvest. Extensive frontage to Wylie Creek Road provides good access to all sections of the property which could suit a diverse country lifestyle and potential for other accommodation in the picturesque setting. Properties of this size and quality are not often available in the current market - call Julia Jones at Crisp Real Estate on 0408 997 456 or 07 4681 2177 to arrange a viewing or for more information.