

**230 Reedy Creek Road, Rylstone, NSW 2849**



**Lifestyle For Sale**

Wednesday, 8 May 2024

230 Reedy Creek Road, Rylstone, NSW 2849

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 170 m2**

**Type: Lifestyle**



Stewart Adlington  
0263722584



Ingrid Kazzi  
0263722584

**\$1,295,000**

Nestled against the beautiful landscape of Reedy Creek valley, framed by beautiful rock formations sits this 170 HA (420 acre) property. There's a three bed home, separate studio and shearer's quarters. A mix of grazing flats and natural bushland provide everything you need minutes from Rylstone village.- DA approved 4 block subdivision each with dwelling entitlement - Three bed home, two updated bathrooms, living room with deck- Separate study, excellent connectivity makes ideal work from home- Updated chefs' kitchen with gas cooktop and walk in pantry- Separate one bedroom self contained studio plus shearers cottage- Huge lock up machine shed with workshop has concrete floor, power- 4 bay machine shed, 3 bay carport, shearing shed and chicken pen- 90,000 litres approx. stored water, 4 dams including 1 spring fed dam - Flat grazing paddocks, bushland with tracks, stunning rock features- Approx. 14km to Rylstone village and 58km to Mudgee Town Centre