

3374 MURRINGO ROAD, Young, NSW 2594



Lifestyle For Sale

Wednesday, 17 April 2024

3374 MURRINGO ROAD, Young, NSW 2594

Bedrooms: 5

Bathrooms: 3

Parkings: 13

Area: 67 m2

Type: Lifestyle

\$2,600,000 - \$2,800,000

To enquire, please email or call 1300 815 051 and enter code 0971. Situated on 67.91 hectares (167.8 acres), "Linden" is conveniently located 12kms East of Young, the largest town in the Hilltop Region. With breathtaking views of the Murringo Gap, a large undercover arena and so much more, this remarkable property offers a rare opportunity for country living within close proximity of essential amenities. "Linden" offers two dwellings. Primary residence is a four-bedroom sandstone home: * Master with a walk-in robe and ensuite, two other bedrooms with built-in robes. * Open plan living and dining. * Spacious solid oak timber kitchen with pantry, dishwasher, stove, oven and ample storage. * One bathroom with separate toilet. * Large laundry. * 9ft high ceilings. * Ducted heating and cooling throughout the home. * Complete wraparound verandah. * 10.71 kW solar power system (34 panels). Second dwelling is a self-contained detached granny flat (68 sqm), built with matching materials (sandstone and colourbond roofing) as the main house: * One bedroom with built-in robe. * Open plan kitchen, living and dining. * European laundry. * Reverse cycle split system air conditioner. * Front verandah. * 2 x rain tanks. For the horse enthusiast, the 40x22m undercover sand-based arena offers all year-round riding in most conditions, allowing you to train your horse(s) for peak performance. Infrastructure (all infrastructure is council approved, including second dwelling): * 40x22m steel framed undercover sand-based arena, with two holding yards. * Round yard. * Lockable tack shed. * Remote control concert floor double garage plus attached 3 bays shed. * 16x16m double bay colourbond machinery shed. * Cattle yards. * Shipping/storage container. "Linden" has been carrying 40 Black Simmental cows and calves, 5 horses and has previously produced round hay bales, ryegrass / clover. Land: * Circular gravel driveway. * Magnificent established gardens ranging from natives, conifers, fruit trees and blossoms. * Enclosed raised vegetable garden beds. * Undercover (gazebo), outdoor, above ground spa. * 6DSE premium grazing country, slightly undulated, mostly flat. * 11 paddocks, 2 holding paddocks and laneways. * All internal and external electric fencing in excellent condition. * Potential subdivision opportunities. Water: * Approximately 650mm average rainfall per year. * 9 x rain tanks (approximately 200,000 liters). * Bore connected to trough system and garden. * 4 x dams. * 10 x troughs. It is a rare opportunity for a property like "Linden" to come onto the market, it is a must see. To enquire, please email or call 1300 815 051 and enter code 0971