

3712 Golden Highway, Merriwa, NSW 2329



Lifestyle For Sale

Wednesday, 17 April 2024

3712 Golden Highway, Merriwa, NSW 2329

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 222 m2

Type: Lifestyle



Jay Shepherdson

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\$1,900,000

Located Just 10 minutes from Merrriwa & only 45 minutes to Muswellbrook this 550-acre property offers a fantastic lifestyle with an income set in place. There are 3 leases in place with up to 17 years remaining for 2 telecommunication towers on top of the property. (The leases can be sold if you wish). The property is a mixture of open grazing country ideal for sheep, cattle, or horses. The vendors have previously carried up to 200 head of sheep. The remaining land is native timbered bushland with trails all through it, ideal for riding a horse or motorbike. The Property is split into 7 paddocks, 3 with troughs fed from a header tank, filled by an equipped bore. There are also 5 dams on the property. The home presents in excellent condition & has 4 big bedrooms, 3 with built in robes & 2 with R/C Air. There is a large lounge with a combustion fire and R/C air conditioning, dining room and a casual dining area off the kitchen. The timber kitchen presents very well and features a dishwasher, electric oven and cook-top, steamer oven and a walk-in pantry. There is a new laundry and bathroom to which one bedroom has direct access too. The main bathroom is also in incredibly good condition. At the front of the home is a covered verandah overlooking the fully fenced yard to the paddocks beyond. There is a double carport & storeroom at the house, a 6m x 6m 2 bay shed, a shearing shed, and machinery shed. If you are looking for a country lifestyle with an income with the ease of the school bus at the front gate this is the perfect spot to raise the family.