

45 Bayly Lane, Cooyal, NSW 2850



Farmlet For Sale

Tuesday, 5 December 2023

45 Bayly Lane, Cooyal, NSW 2850

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 39 m2

Type: Farmlet



Tyler Lawson

\$749,000

Discover the serenity of rural living at 45 Bayly Lane, a sprawling property on 39.16 ha or 96 acres of highly usable land. Nestled a mere 20 minutes from Mudgee, this property presents the opportunity to secure a productive parcel of land or build your dream home in a highly sought-after location. - Quaint two-bedroom, one-bathroom iron bark and native pine country cottage - Well-appointed kitchen with electrical appliances - Stay comfortable with slow combustion fireplace and split system air conditioning - Wrap-around verandah with North facing aspect to soak in the sun - Charismatic native pine garden shed with well-manicured garden - Highly fertile soil suitable for cultivation, breeding and fattening - Water plentiful with equipped bore with trough reticulation system, 4 dams and 2 x 5,000-gallon tanks for fresh water - Stones throw a way from the vibrant Cooyal Pub - Opportunity for dual occupancy (S.T.C.A) Properties of this caliber, in this location, rarely become available and is one not to be missed! Property Code: 177