

**6 Yarraman Road, Muswellbrook, NSW 2333**

**Sold Mixed Farming**

Saturday, 17 February 2024



6 Yarraman Road, Muswellbrook, NSW 2333

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 50 m2**

**Type: Mixed Farming**



Jay Shepherdson  
0265415331



Tiffany JTS Realty  
0419437252

**\$1,405,000**

Situated on 124 acres of fertile creek flats, "Brogheda" is an iconic local property. Built in 1903, the homestead is double brick throughout. There are 4 big bedrooms, the main with an ensuite. There is an office and storeroom. The living area is large with a combustion fire and R/C air and there is a second lounge with an open fire. The huge formal dining room has an open marble fireplace and french doors opening to the hall and verandah. The timber kitchen has a dishwasher, electric cooktop and 2 ovens and leads to a big enclosed entertainment area overlooking the property. The homestead has period features throughout including ornate ceilings, polished timber floors, frenchdoors and dado rails. The home has a new roof and insulation installed and all fretwork restored. There is a 5kw solar system and 175,000 litres of fresh water storage and 22,000 litres of creek water to water the lawns and gardens in the fully fenced yard. There is a 5 bay lockable shed with a 5 bay awning, 4 bay hay shed, container and a shearing & machinery shed. Water is supplied via a 154 megalitre water allocation with underground mains and irrigation in place. The property is mostly top quality creek flats sown down to lucerne or pasture improved. There are 7 paddocks with water to all. Capable of comfortably carrying 30 head of cattle plus cropping. There is a set of steel cattle yards and all fencing is in excellent condition. This iconic property with a magnificent homestead is very well established and maintained and awaits your inspection!