

75 Shiraz Drive, Gulgong, NSW 2852



Lifestyle For Sale

Thursday, 13 June 2024

75 Shiraz Drive, Gulgong, NSW 2852

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 25 m2

Type: Lifestyle



Andrew Blackman
0413488844

\$2,000,000 - \$2,200,000

Located only 5 mins from Gulgong and handy to Mudgee, this exceptionally well developed small farm truly must be seen to be believed! Comprising an area of 25.92 hectares (64 acres) of prime red arable soils, and with excellent pasture development, along with an 85 Megalitre irrigation entitlement, the land is suited to a wide variety of agricultural pursuits. Fenced into 4 main padlocks and with a massive dam, improvements include a very spacious c1995 rendered brick homestead with 4 bedrooms, formal lounge, living room, sunroom, enclosed verandah and climate controlled cellar. Double glazing to all windows and doors, ducted reverse cycle air conditioning, ducted vacuum, bespoke solid timbre kitchen, quality appliances, 2 gas fireplaces and wide wrap around verandah's are just a few of the many features along with a triple lock-up garage, tar sealed circular driveway and irrigated established grounds. There are also 4 substantial machinery sheds, mains power plus back to grid solar and NBN and Phone is connected. Perfectly positioned with access via a quiet country lane, and fully developed with no expense spared, there is simply no better place if you are looking to downscale from a larger property or enjoy a country lifestyle close to town conveniences. To arrange a private viewing call Andrew Blackman today on 0413 488 844. **DISCLAIMER** The above information has been furnished to us by the Vendor. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.