

87 Yass Valley Way, Manton, NSW 2582



Other For Sale

Wednesday, 15 May 2024

87 Yass Valley Way, Manton, NSW 2582

Bedrooms: 7

Bathrooms: 3

Parkings: 5

Area: 10 m2

Type: Other



Dominic Johns
0481211767



Ryan Broadhurst
0261030341

AUCTION

Escape to the epitome of luxury country living at 87 Yass Valley Way, Manton. Welcome to "Newgrove," a sprawling estate spanning 10.5 hectares of picturesque countryside, where every detail exudes elegance and comfort. Main House: Step into modern sophistication with the main house, a new build just 4 years old. Boasting 300 sqm of living space and 400 sqm under roofline, including an expansive entertainment area, this residence offers the ultimate in spaciousness and style. With 4 bedrooms, including an ensuite in the main, and walk-in robes in all bedrooms, comfort and convenience are paramount. You'll find two living areas, a separate office/study, and 150sqm of stunning blackbutt timber flooring throughout. Equipped with Bosch appliances, the kitchen is a chef's dream. Outside, unwind in the entertaining area featuring a luxurious 4-meter swim spa, all made effortless with an automated irrigation system. Cottage: For added versatility, a charming cottage awaits, its renovations completed just 9 years ago. With 160 sqm of living space, 3 bedrooms, fireplace and timber flooring in the open-plan living area, it's the perfect retreat. Currently rented at \$450 per week, it presents a lucrative opportunity. A 2-car carport (9m x 6m) with a lockable storage area provides ample space. Facilities: Indulge in the convenience of a 21x23m machinery shed complete with 2 stables (7m x 5m) and storage area, along with a 21m x 7.5m shearing shed boasting a full working 3-stand setup with yards, capable of holding 200 sheep. The property is equipped with a licensed bore, a large dam supplying irrigation water, and over 200,000 litres of fresh water storage, ensuring lush greenery all year round. With 45,000 litres of irrigation holding tank and troughs in all paddocks, maintaining the estate is a breeze. Additional Features: 3.5m x 2.5m coolroom Pasture improvement for quality grazing A good history with lime and super Enjoy easy access with a tarred road leading to the front door Escape the hustle and bustle and embrace the tranquility of luxury country living at 87 Yass Valley Way, Manton. This is more than a home; it's a lifestyle. Discover your dream estate today. Features: *10.5 hectares* Main House - new build is 4 years old* 300 sqm living space(400 sqm under roofline including entertainment area)* 4 bedrooms (ensuite in main)* All bedrooms have walk-in robes* 2 living areas with fireplace* Separate office/study* 150sqm blackbutt timber flooring* Bosch appliances* Entertaining area with swim spa (4 meters)* Automated irrigation system* Cottage - renovations are 9 years old* 160 sqm living space* 3 bedrooms* Timber flooring and fireplace in open plan living area* 2-car carport (9m x 6m) with lockable storage area* Automated irrigation system* Machinery Shed - 21x23m* 2 stables - 7m x 5m* Fully Operational Shearing Shed - 21m x 7.5m with 3 stand shearing shed with yards that holds 200 woolly sheep* Licensed Bore* Large dam that supplies Irrigation Water* Over 200,000 litre fresh water storage* 45,000 litre irrigation holding tank* Troughs in all paddocks* Large walk-in Coolroom* Pasture improved* Good history with lime and super* Tarred road to the front door Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Queanbeyan. ABN 57628148121 trading as Belle Property Queanbeyan