

90 Noola Road, Rylstone, NSW 2849



Lifestyle For Sale

Wednesday, 15 May 2024

90 Noola Road, Rylstone, NSW 2849

Bedrooms: 3

Bathrooms: 3

Parkings: 8

Area: 61 m2

Type: Lifestyle



Sara Perry
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Olivia Dwyer
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MARKET PREVIEW

Spanning 61.67 hectares (approx 150 acres) of elevated grazing land, "Ardmohr" features a 3 bedroom family home, excellent shedding and ample water supply, making it the ideal countryside retreat. HOUSE: - Master bedroom offers walk in wardrobe and private ensuite- Additional bedrooms all with built-in robes - Light-filled open-plan kitchen, dining, and living area with wood fireplace- Office room, perfect for working from home- Upper level consists of two bedrooms, bathroom and rumpus room- Your very own cellar for wine enthusiasts or use as an additional living space or bedroom- Store room and walk in storage/sewing room, providing plenty of storage throughout- Additional powder room- Wrap around verandah offering the perfect place to soak in the views- Mains power connected and the added benefit of solar panels- Double garage with electric doors and internal access LAND: - 150 acres approx of level to undulating country- Surrounded by picturesque landscape and breathtaking views of nearby escarpments- Large enclosed garage with plumbing connections offering versatility for workshops, storage or creative endeavours- 6x12m Hayshed/machinery shed plus utility shed- Water is plentiful with 5 dams and over 117,000L of freshwater storage- Fully fenced into 4 separate paddocks plus holding paddock- Excellent set of steel and timber cattle yards Nestled perfectly in the serene hills of the Capertee Valley, this breathtaking property offers a sprawling family home on quality acreage and majestic views of the surrounding cliff faces and mountains. location offers both tranquility and convenience. Situated 25 minutes from Rylstone, 1 hour from Mudgee and 2.5 hours from Western Sydney, it is conveniently located on a tar sealed road. Please contact Sara Perry on 0400 859 593 or Olivia Dwyer on 0431 972 605 for more information.