

# 99 Acacia Drive, Rylstone, NSW 2849



## Acreage For Sale

Saturday, 4 May 2024

99 Acacia Drive, Rylstone, NSW 2849

Bedrooms: 2

Bathrooms: 1

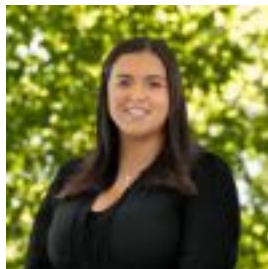
Parkings: 4

Area: 2 m2

Type: Acreage



Sara Perry  
0400859593



Olivia Dwyer  
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## **GUIDE \$820,000 - \$870,000**

Nestled in the sought-after Rathdowney Estate on the town fringe of Rylstone, this captivating 2ha (almost 5 acres) property offers stunning panoramic rural views. and offers a near-new residence featuring an open plan layout and a charming front verandah, ideal for relaxing and enjoying the scenery.- Two spacious bedrooms with built-in wardrobes and ceiling fans- Open plan living and dining area with wood fire- Modern kitchen with ample storage- Well appointed bathroom with separate W/C- Front verandah, ideally situated to capture the breathtaking views of Coomer Mountain- Connected to town water supply- 7 x 9m powered shed inclusive of a workshop and an additional carport- 1x large dam- Fully fenced yard is a blank canvas ready to be landscaped or leave as is for easy maintenance- Located approximately 3 hours from Greater Sydney and 45 minutes from Mudgee This beautiful acreage is just a short distance from Rylstone and Kandos's cafes, restaurants, wineries, schools, sports fields, and medical centers and supermarket. Whether you're in search of a countryside retreat, downsizing, or simply looking to indulge, this property is a must-see! Contact Sara Perry on 0400 859 593 or Olivia Dwyer on 0431 972 605 to arrange your private inspection.