

# 611 Kyola Road, Kulnura, NSW 2250

## Acreage For Sale

Sunday, 23 June 2024



611 Kyola Road, Kulnura, NSW 2250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 12 m2**

**Type: Acreage**



Tony Gilmour  
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## Contact Agent

This beautiful prepared and presented 30 acre semi-rural property offers a wonderful opportunity to pursue multiple interests within an extraordinarily peaceful environment approximately an hour's drive to Sydney's northern suburbs. The owners have spent the last 44 years carefully planning and carrying out works to bring the property up to its current high level of presentation and usefulness. There are literally no forgotten corners. Starting with the very comfortable and well maintained 70 year old house, which was relocated and renovated 34 years ago, it has front and rear covered decks, delightful low maintenance gardens and large fenced house yard. The front half of the property is bordered by 4 rows of pine trees planted in 1980, the cleared areas were professionally prepared with above and below ground drainage before a successful mixed orchard was planted 24 years ago. The orchard has recently been downsized and is still offering the new owner a continued supply of avocado, pomegranate, and many varieties of citrus. All infrastructure is still in place. The rear section of the property, approximately 10 acres, comprising of native bush, has a cleared boundary line enabling vehicular access and a pleasant walking track to view wildlife. Water is plentiful with a spring fed dam, a stock dam and 4 rain water tanks. High quality fencing exists for all paddocks, ensuring secure management of grazing stock. Four sheds offer great opportunities for a new owner. A 6.6 kW solar system on one shed has been installed in 2020. The property offers a rare level of preparation which reflects the current owner's belief in carrying out all works to the highest standard, guaranteeing the next owner many years of enjoyment in pursuing their particular interests. Please contact Tony if you wish to discuss further or to organise a private inspection, 0400 723 193. Disclaimer: All information contained herein has been provided to us by either the owner or from sources Central Coast Select Properties believe to be accurate. Central Coast Select Properties issue no invitation to anyone to rely on the information contained herein and the company and persons intend by this statement to exclude liability for all such information. Any interested parties are advised to make their own enquiries to satisfy themselves in all respects. The information contained herein is excluded from any contract.