

**1199 Mayfield Road, Braidwood, NSW, 2622**

**THE AGENCY**

**House For Sale**

Wednesday, 2 October 2024

1199 Mayfield Road, Braidwood, NSW, 2622

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 12**

**Type: House**

## Your Ideal Retreat: Rural Charm and Modern Convenience

Enjoy a tranquil rural setting with stunning views and a strong sense of community, all within easy reach of Canberra's amenities.

Tullamore Park is perfect for those seeking a balanced lifestyle of rural charm and modern convenience, just a short drive from the capital.

This comprehensive property offers a blend of agricultural potential, natural beauty, and modern living facilities, making it an attractive investment for farming or lifestyle purposes.

Last traded more than 30 years ago.

Approximately (driving) 55 mins from Canberra Airport, 45 mins from Goulburn, 3 hours from Sydney's North Shore, 3 hours to ski slopes, 1.5 hours to Bateman's Bay.

### Property Description:

\*Total area: 88.2 ha freehold

Granite country with sandy grey loam soil, mostly cleared for grazing and pasture, but retains 25% native vegetation. Tree lines as windbreaks and wildlife corridors are in place.

### Pastures:

Dominantly native grasses and sub-clovers, drought-tolerant.

\*Currently supports 120 Angus Cross cattle; historically carried a Merino flock of 2,500.

### Infrastructure

Paddocks: 15-20 ha each, designed for rotational grazing; equipped with laneways for easy stock movement. Subdivided into paddocks for grazing and holding (close to sheep and cattle yards).

Fencing: Good condition, recent updates; includes electric fencing.

Water Supply: 25 dams, a chain of ponds, all paddocks have a reticulated water supply to troughs and/or dams for stock and garden.

Main homestead : Modern amenities, four bedrooms, large living areas, updated bathrooms, spacious gas kitchen, security system with two fireplaces

### Outbuildings:

Large hayshed, cattle and sheep yards in good condition, two large machinery sheds with 3-phase power and reticulated HP air

Well-equipped shearing shed for 500 sheep, grain silo, dog pen, and chicken coop.

### Utilities:

Solar panels and batteries, heat pump for hot water, rainwater collection systems. Wastewater treatment system for garden-safe output.

Cottage: Two-bedroom, recently renovated, with modern kitchen and amenities.

House paddock features:

Beautifully landscaped gardens, netted orchard, and vegetable gardens.  
Extensive tree planting for windbreaks and habitat.

Schools: Braidwood/Bungendore/Goulburn/Canberra

\*There are 88.2 ha [218 ac] of freehold land together with approx. ~550 ha [~1360 ac] of leasehold land from Water NSW; altogether this is some ~638 ha [~1578 ac].

Full information memorandum available for interested buyers.

Conjunction agent: Denver Shoemark - Shoemark Real Estate Braidwood  
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\*Agent interest declared