

**8567 New England Highway, Muswellbrook, NSW,
2333**



House For Sale

Saturday, 5 October 2024

8567 New England Highway, Muswellbrook, NSW, 2333

Bedrooms: 5

Bathrooms: 3

Parkings: 10

Type: House



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100 Acres, Ideal for a Big Family

Situated just 10 minutes from Muswellbrook & 30 Minutes to Singleton this 100 acre property is very well established & maintained. The land is flat and useable and fenced into 7 paddocks with 5 dams watering the stock. The property is currently carrying cattle & horses. Infrastructure includes a set of steel cattle yards, dog kennels, 6 bay machinery shed, large garden shed, a 24m x 8m lockable shed, a 6.6kw solar system & over 250,000 litres of fresh water storage. There is also an advertising sign on the highway returning \$12,000 a year in rent. The homestead is big & ideal for a large family. There are 4 bedrooms in the main house, 3 with built in robes, all with ceiling fans & 2 with R/C Air. The main bathroom is a 3 way design & features a claw foot bath. There is a 2nd bathroom in the laundry. There are 2 living areas with the lounge having a combustion fire & the open plan family room having R/C air. The country style timber kitchen is in excellent condition & has an electric stove, dishwasher, walk in pantry, combustion oven & an attached dining space. At the rear of the home is a HUGE undercover entertainment area. Attached is a fully self contained granny flat with its own kitchen, bathroom, coolroom, bar & R/C Air. This is currently used as the "mancave". This property offers a fantastic rural lifestyle for the family, all only minutes to town.