

# 'Woodlands' 208 Back Yamma Road, Parkes, NSW 2870



## House For Sale

Sunday, 23 June 2024

'Woodlands' 208 Back Yamma Road, Parkes, NSW 2870

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 8 m2

Type: House



Nick Kelly

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## Auction

'Woodlands' is perfectly positioned just minutes from town on a sprawling 20-acre estate, this exceptional property is the epitome of refined rural living. Boasting magnificent eastern views, this rustic farm feel brick residence features four spacious bedrooms. The open-plan living and dining areas are adorned with beautiful tiles, enhancing the panoramic vistas. The gourmet kitchen is a chef's dream, with ample storage and a central breakfast bar. The home is thoughtfully designed with a main bathroom, and ensuite. Step outside to discover a superb entertainment area complete with an in-ground pool, ideal for hosting gatherings or enjoying serene relaxation. The meticulously landscaped garden includes a variety of established fruit trees, adding to the property's charm. Water resources are abundant with four 5000-gallon tanks, reliable town water supply, and an irrigation license that supports the entire estate. The estate's additional features are impressive, including an 18m x 9.5m machinery shed and workshop equipped with a concrete floor, vehicle service pit, and 3-phase power. A secondary 16m x 9m 4-bay machinery shed (one bay enclosed) also features a concrete floor. The irrigation license efficiently covers four paddocks. This property is exceptionally well-fenced, divided into seven paddocks, making it ideal for equestrian activities, small-scale farming, or hay production. An outstanding investment opportunity lies in the potential to subdivide the land into up to ten 2-acre blocks, promising substantial future returns. Such premier properties are a rare find and are sure to attract significant interest. Contact us today to arrange a private viewing and experience the allure of this exquisite estate.