

**374 Swallows Nest Road, Mount David, NSW 2795**



**Other For Sale**

Monday, 6 November 2023

374 Swallows Nest Road, Mount David, NSW 2795

**Bedrooms: 10**

**Bathrooms: 8**

**Parkings: 2**

**Area: 141 m2**

**Type: Other**



Victoria Freeman  
0425224889

## For Sale

A Remarkable Property with 3 Kilometers of River Frontage - 'Riverview' Nestled on 350 arable acres, 'Riverview' is an exceptional estate featuring an astounding 3 kilometers of Campbells River frontage and an impressive homestead that has a rich history as a purpose-built bed and breakfast. This property offers an array of possibilities, from running an Airbnb or bed and breakfast to accommodating a large extended family and friends.

**Main Homestead:**

- A formal entrance welcomes you with parquet flooring, setting the tone for this charming homestead.
- The house boasts a total of 7 bedrooms, with three of them featuring ensembles, and two designed as family suites with their own ensembles as well.
- A formal lounge with a cosy fireplace and built-in bookcase opens onto a front undercover veranda via French doors.
- The billiard room is a highlight, complete with a billiard table, a built-in bar, a fireplace, and French doors leading to the front veranda.
- The formal dining room features parquet flooring and a fireplace, with French doors providing access to a spacious conservatory that overlooks the north-facing rear garden and paddocks.
- The massive country kitchen is equipped with double electric ovens, cooktops, a rangehood, and a separate woodburning oven that keeps the kitchen warm during winter months. There's ample space for a large dining table, along with an adjoining walk-in pantry, mudroom, and internal laundry.
- Large study and powder room on the ground floor.
- A double lock-up garage with internal access adds to the convenience.
- A generously sized linen press can easily be converted into a kids' bedroom.
- An outdoor bathroom proves handy for outdoor work or workmen.

**Second Dwelling (Original Farm Home):**

- The original farm home exudes a charming ambiance, with spacious rooms and a front enclosed veranda that offers picturesque views of the front gardens.
- It features three well-proportioned bedrooms, with the master bedroom having an ensuite.
- The country-style kitchen includes a gas upright cooker and ample room for a kitchen table and chairs.
- A formal lounge with a fireplace opens to the front enclosed veranda.
- The formal dining room with a fireplace leads to a rear sunroom and the laundry.

**The Farm:**

- 'Riverview' currently runs cattle and sheep, benefiting from the abundant water supply provided by the 3 kilometres of Campbells River frontage.
- There are five dams, with two being spring-fed and never running dry even during recent droughts.
- The property has a 50-meg megalitre irrigation license and an 80mm pump.
- A bore, operated by a windmill and reaching a depth of 19.5 meters, pumps 1,093 litres per hour to a 25,000-liter tank located at the shed.
- There's a shearing shed measuring 18 x 12 meters, constructed of timber and iron.
- A historic shed has been in use for around a century and features two stand electric gear.
- The machinery shed is constructed with steel, boasts a heavy-duty concrete floor, power supply, a mezzanine level, and even a shower and toilet.
- A hay shed measuring 9 x 10 meters can store up to 150 round bales.
- The cattle yard, made by Metalcorp, is all-steel and has a capacity to hold 200 head.

The land itself consists of alluvial river flats, undulating basalt country, with an elevation ranging from 900 to 1,000 meters approximately. It's highly productive, suitable for sheep, fat lambs, cattle, and various crops like barley, oats, and lucerne, thanks to the high water table on the river flats. Pasture includes Phalaris, clovers, and rye grass.

'Riverview' is a rare find located just 126 km from Sydney, 43 km from Oberon, and 50 km from Bathurst, with the convenience of a primary school bus service. This property presents a unique opportunity to own a truly exceptional piece of rural paradise. For private inspections please call Victoria 0425 224 889 to make a time to inspect this wonderful property.