

# 55 Summer Hill Lane, Lucknow, NSW 2800



## Lifestyle For Sale

Wednesday, 10 July 2024

55 Summer Hill Lane, Lucknow, NSW 2800

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 30 m2

Type: Lifestyle



Stewart Murphy  
0427363118



Hugh Gooding  
0439000639

## **Auction - Friday 23rd August from 10:30am**

Unrivalled opportunity to secure an idyllic lifestyle on 74 acres, close to the hub of Orange but far enough for privacy and serenity. "Balmoral" will prove the discerning buyer with it all, with arable basalt country and a magnificent home overlooking the surrounding rolling hills with enviable northerly views. The outstanding homestead has been built to an exceptional standard and commands views from the top of the property. • Land size 30 ha (74 acres) \* of productive basalt soil country • 5 bedrooms (2 with ensuites) & 2 bathrooms, formal lounge, dining, office, and several living areas • 12 mins from Orange CBD, 13 mins from Millthorpe & 3 ¼ hrs from Sydney CBD • Excellent water, with 2 dams, 1 x solar and 1 x mains power bore & total of 43,500 litres of rainwater storage and 255,000 litres of bore water storage • Plenty of shedding with a fully lockable 3 bay American Barn style shed 7m X 10m concrete floor and power, 4 bay 7.85m x 17m shed with solar power, with two fully enclosed bays, concrete floor and power • Excellent fencing, subdivided into 9 paddocks, each with water troughs, two dams and laneway Balmoral is offered due to the owners moving overseas and is a regrettable sale. Buyers will not be disappointed by this property and its many outstanding features, with a homestead offering both space and quality, with no expense spared, with accompanying quality acreage as a small farm. An inspection is a must to truly appreciate what is on offer at Balmoral. \*\* Cattle yards are not included \*\*Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.