

Part 29 Byng Road, Guyong, NSW 2798



Lifestyle For Sale

Wednesday, 17 April 2024

Part 29 Byng Road, Guyong, NSW 2798

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 63 m2

Type: Lifestyle



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Auction - Friday 24th May from 10:30am

'Bethune' is an idyllic property of 156* remarkable acres. It features a spacious family homestead along with a granny flat, all nestled within a parkland setting of mature trees. Centrally positioned between the vibrant regional cities of Orange and Bathurst, only 3* hour drive from the Sydney CBD. The farm boasts productive perennial pastures, exceptional water resources, and quality infrastructure. The undulating country offers captivating vistas, including stunning views of Mount Canobolas and the surrounding panoramas. 'Bethune' is offered for the first time since the 1920's, with its innumerable features and boundless potential. This stunning property eagerly awaits its new owners to enjoy its benefits and create new memories for generations to come.

- 63.35* Hectares (156.53* Acres) of undulating country with fertile grey clay loam soils.
- 3* hours from Sydney CBD, located on the Byng Road 19*km to Orange, 37*km to Bathurst, 9*km to Millthorpe and 8*km to Lucknow with sealed road frontage.
- The original mid-century double-brick homestead has four large bedrooms with built-in wardrobes, two bathrooms, formal lounge and dining, a sunroom and casual dining area, kitchen plus pantry and a laundry. The 1970's parent's annexe features the master bedroom with walk-in-wardrobe and ensuite plus a large sunny lounge and office area overlooking the grounds.
- Enjoy the views of the parkland setting from the sunrooms or the back patio connected through sliding glass doors, perfect for entertaining or to simply unwind.
- A double-brick granny flat features picture windows, one bedroom with ensuite and kitchenette, originally built in the 1960's and attached to the double garage.
- There is ducted air conditioning throughout the home supplemented by wood heaters and an open fire in the formal lounge.
- The 'Parkland Setting' features numerous mature Western Red Cedars, Spruces, a significant Sequoia, Golden and Claret Ashes, Golden Elms, Birch and Beech trees to name a few.
- The original garden was laid out by Paul Sorenson.
- Mary Davis was involved in designing the moon wall which surrounds a Weeping Elm and is underplanted with Hellebore.
- The gardens have been expanded to incorporate a dam at the end of a series of stone weirs
- The farm supports highly productive perennial pastures of Phalaris, Ryegrass, Cocksfoot and Sub clovers.
- Established large box and gum trees are dotted throughout the property.
- Steel frame garden shed provides storage or an extra garage.
- There is a 20,000* litre underground rainwater tank at the homestead.
- A reliable bore supplies a 22,500* litre header tank which reticulates to the garden and troughs in eight paddocks. An additional paddock has a dam.
- The tank is monitored with Farmbot monitoring system, which allows you to monitor the water level from your phone.
- Steel cattle yards with crush, loading ramp and all-weather access.
- Connected three phase power.
- Well-fenced paddocks & boundary fences.

From the moment you arrive at 'Bethune', you will feel at ease with the peace and tranquility this property exudes. A magnificent opportunity to own a well-established property in a growing region and a sought-after location. Do not miss your chance and book an inspection today!!

Inspections: Please contact agent to book private inspections

Information Memorandum: Available in electronic or hard copy

Land Size: 63.35*Hectares (156.53*Acres)

Auction date: 24th May 10:30am

Location: 152 William Street Bathurst NSW

Agents Hugh Gooding | 0439 000 639 Ben Redfern | 0457 770 062**

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.