

'Round Mount' 233 Bylong Valley Way, Ilford, NSW 2850

Elders

Mixed Farming For Sale

Saturday, 1 June 2024

'Round Mount' 233 Bylong Valley Way, Ilford, NSW 2850

Area: 411 m2

Type: Mixed Farming



Chris Malone
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Auction Thursday 11th July 2024

Lifestyle, productivity and location are the triumvirate that is hard to find in a working farm, but with 'Round Mount' you need look no further. Escape to the country, to your very own productive farm with just over 1,000 acres of your own. It is the entertainer's canvas and the perfect place to take your family and friends. Situated only 3 hours drive from Sydney, 10 minutes from Lake Windamere, and with Mudgee 30 minutes away, this property has it all. Quaint NSW towns of Kandos and Rylstone are nearby. Farm, ride horses, water-ski, visit wineries, or while away the hours with the escarpment as your backdrop, 'Round Mount' is not to be missed. The property benefits from a comfortable and warm 3 double bedroom brick veneer house with underfloor heating and magnificent views, master bedroom with ensuite and a huge kitchen, living and dining area. There is also a second original residence containing 4 bedrooms, machinery and hay sheds, an outstanding and well looked after 3-stand equipped shearing shed, steel cattle and wooden sheep yards – all allowing the astute buyer options to create their very own dream. Comprising of 411.11 ha (1016* acres) of scenic rural grazing and open plains farming land that has run both stud cattle and top-quality Merino sheep, grown oats and pastures, 'Round Mount' has proven itself over time. The difficult decision has been made to sell and the vendors are intent on meeting the market.

- Stunning views in every direction
- Mountains to the east and plains to the west
- 411.11 HA (1016* Acres) providing scale and productivity
- Only 3 hours from Sydney and 30 minutes from Mudgee
- Windamere Dam only 15 minutes away for water pursuits
- Water security via dams and a bore
- Situated in a very popular corridor between Sydney and Mudgee
- Open, good quality loam soils ripe for renovation
- 3-stand fully equipped shearing shed plus Hay and Machinery Sheds
- Large 3 double-bedroom residence with underfloor heating and magnificent views*

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