

# 284 Mossy Rock Lane, Monivae, NSW, 2850



## Rural For Sale

Thursday, 1 August 2024

284 Mossy Rock Lane, Monivae, NSW, 2850

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Rural**

## 'WONGA ESTATE'

Discover the perfect blend of tranquility and adventure on this expansive 132-acre property featuring a charming 2-bedroom cottage. Nestled in the picturesque setting of Mossy Rock Lane, this serene property offers endless possibilities for outdoor enthusiasts and nature lovers alike.

- 2-bedroom home with the master suite upstairs with a huge walk-in robe or perfect for a third bedroom.
- Open plan kitchen, living and dining.
- Expansive kitchen with gas cooking and plenty of storage for convenience.
- Woodfire heater providing comfort in the colder months plus 10ft ceilings.
- Plenty of water storage on the property with 4x 22,500L tanks with overflow connected to the dam.
- 5 bay machinery shed with concrete floor and power connected (3 open bays, lock up bay and enclosed workshop bay) plus double bay machinery shed.
- This property is completely off grid with a huge 10kw solar system with 24 bank battery.
- Variants of fruit trees & established vege patch with incredible chook run.
- Perfect for all recreation activities, motorbike riding, horse riding, hunting & shooting and loads more (Louee Enduro and Motocross Track 14km away).
- A wildlife haven with koalas been sighted in Mossy Rock Lane area.

Located just a short drive from Mudgee and Rylstone, you'll enjoy the perfect balance of seclusion and convenience. Don't miss your chance to own this extraordinary piece of paradise. Contact David Goldring on 0426 251 981 or Jessika Weatherall on 0488 386 493 today!