

**42 Weillys Lane, The Rock, NSW, 2655**



**Rural For Sale**

Tuesday, 10 September 2024

42 Weillys Lane, The Rock, NSW, 2655

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Rural**



Geoff Palmer  
0437892522

## "Melrose" - 103 acres\*, Prime Location, Minutes From The Rock

Ray White Rural Wagga Wagga is pleased to be appointed the selling agents for 42 Weillys Lane, The Rock. Located 25 min\* South of Wagga Wagga, "Melrose" (the property) provides scale and versatility for those seeking a lifestyle with country prosperity.

Comprising 42ha\* (103 acres\*) 'Melrose' is divided into 3 main paddocks, and is well watered via 4 surface dams, trough system and a town water connection. There is a small orchid producing fruits such as, apples, oranges, lemons, mulberry and almonds.

A comfortable 4 bedroom, 2 bathroom brick home offers expansive views through its cottage style gardens and productive farm landscape along with its views of The Rock itself. The home offers ducted gas heating and ducted evaporative cooling for seasonal comfort.

There is ample room for livestock, the farm is arable, productive and would suit lamb, cattle and hay production. A large dam stocked full of Golden & Silver Perch, activities such as fishing, horse riding, bike riding and so much more become a reality on "Melrose".

With so many features, this property needs to be seen to be appreciated. If it's the house and acres dream you have been waiting on with the ability to earn an income, then contact the selling agents to arrange your inspection.

### THE OPPORTUNITY

- 42ha\* (103 acre\*) lifestyle property, ideally positioned at The Rock, just a short 25 min\* drive from Wagga Wagga
- Four bedrooms (including built ins), 2 bathrooms
- Ducted gas heating and ducted evaporative cooling
- Town sewer connection (Lockhart Shire Council)
- Two main living areas, open plan kitchen and dining room
- 1 attached lockable garage with internal access
- Town water connection, trough system and 4 farm dams
- Established orchid producing various fruits, large dam sicked with golden & silver perch
- Tennis court, 12.5m\* x 6m\* machinery shed (powered)
- Close proximity 5 min\* to The Rock Central School (Primary/Secondary School)
- 3 mins\* to the Rocks main street, providing: chemist, butcher, post office, supermarket, agricultural service centre, train station
- Commanding views over the picturesque countryside, with views of 'The Rock'

Geoff Palmer - 0437 892 522 | Laura Semmler - 0413 788 544

Ray White Rural - Wagga Wagga

Please note: \* Approx and or subject to vendors contract of sale