

**"Yangoora", 10 Belowra Road, Young, NSW 2594**



**Sold Other**

Monday, 14 August 2023

"Yangoora", 10 Belowra Road, Young, NSW 2594

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 26 m2**

**Type: Other**



James Brown

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## Contact agent

Time has now come for "Yangoora's" proud owner to down size, presenting a very special opportunity to acquire this imposing, two storey residence on approx. 64.29 lifestyle acreage (26.02ha), 11km north of Young. Beautifully elevated, this architecturally designed, passive solar brick home has a character of its own, enjoys brilliant aspect and spectacular valley views to Cowra and beyond. It is true on a clear day, you can see Mount Canobolas. Well known and instantly recognisable on the northern approach to Young with approx. 430m frontage to the Olympic Highway on the corner of Belowra Road, opposite 'Woodonga Hill Winery'. The aesthetic appeal of this circa. 1996, rendered brick home cannot be understated. Comprising 4 generous bedrooms, two bathrooms and spread over two levels, delivering a massive approx. 455sqm's total living under roof. The master bedroom is on ground level, with full ensuite (glass brick feature) and spacious walk-in robe, whilst the office attracts the morning sun and has custom made cabinetry. The home's main living space is open plan, offering a sense of grandeur and incorporates the formal lounge and dining. Spacious, 9ft high ceilings with decorative cornices and stained timber architraves are carried through and a Cheminees Philippe slow combustion inset fireplace. The ageless, solid timber kitchen has ample cupboard space and supports electric appliances overlooking the casual meals and family area which benefits from an efficient, 'Lopi' freestanding wood heater and a reverse cycle air conditioning cassette. A mud room divides the kitchen and galley style laundry for practicality, valuable storage and a 3rd toilet. Upstairs, you'll find the secondary bedrooms all with built-in robes, sitting alcove and full bathroom which has been renovated and presents as new. This space features another reverse cycle air conditioning cassette and heat transfer unit. The home enjoys an abundance of natural light from north facing windows that bring the garden indoors, protected on each side by lovely, wrap around verandahs. The immediate house grounds are fully established and irrigated, the epitome of an Australian native garden, attracting amazing birdlife & wildlife, the owner's pride and joy! You'll be allured by the garden track and nooks for relaxing or enjoying quiet time. The 'pool house' as it's affectionately known is set down below house level with the fall of the land, offering family entertainment, almost self contained and opening out to the stylish inground, salt chlorinated pool and relaxing garden surrounds. A stock and domestic bore and several fresh water tanks provide a plentiful water supply to the house, irrigated grounds, inground pool and paddock troughs. A semi-permanent creek traverses along the Highway boundary. Estimated at approx 45% arable due to its heavily timbered and natural granite summit, 'Yangoora' offers ideal grazing country with phalaris, sub clover and cocksfoot pastures. Divided into seven (7) paddocks, the holding provides fantastic cover for livestock with ample timber and until recent years has benefited from an annual farm fertilizer regime. Other improvements include approx. 15x10m split level, multi-purpose shed for workshop / small machinery and shearing board. The original, old carshed and carport lean-to are located behind the house. Properties of this calibre are indeed rare and 'Yangoora' is sure to impress the most discerning of purchasers and your early attention is recommended. For further details and private viewings, contact the Ray White Rural Young & Harden Team. David Coombes 0417 263 978, James Brown 0407 491 898 or Dick Cummins 0438 299 446. Please Note: Whilst all care has been taken by Ray White Rural Young to ensure accuracy in preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded. You will note a selection of external garden photos were taken Autumn 2023 reflecting a different season.