

8927 Kings Highway, Mulloon, NSW, 2622



Other For Sale

Monday, 28 October 2024

8927 Kings Highway, Mulloon, NSW, 2622

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: Other



Doug Merriman

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Maximum Lifestyle at Maxfield

Maxfield is a 292 acre / 118 hectare property that delivers a 50/50 mix of farming and lifestyle. Cows, sheep and horses to the front with big, open and wide paddocks and lots of pasture whilst the rear of the block features hidden dams, native forest country and horse & bike riding tracks.

The delightful 3 bedroom cottage has a view over a large dam, is in great condition, and is very appealing - its set way back from the road. It's light and bright all day, everyday. In Winter, the large north-facing windows, fireplace and reverse cycle easily warm the whole house. In summer, the wrap around verandah protects the house from the heat and is a great place for a cold drink.

The family living area is a standout at Maxfield, it looks out over the house paddock and dam and features a renovated and well-equipped open-plan kitchen layout, there is an easy flow to the house and with the large windows and high ceilings there is a good sense of space and openness. Behind the kitchen is the large laundry with another exit door so it can conveniently double as a mudroom.

There is also a 3-way bathroom, especially efficient on weekday mornings when everyone needs to leave at the same time. The kitchen, laundry and bathroom are all serviced by electric hot water.

The central hallway services all three bedrooms, of which two benefit from their northerly aspect and generous size, again these rooms have a wonderful outlook to the paddocks and rural surrounds.

House Features include;

- Neat & well maintained 3 bedroom home
- Open plan family living
- Renovated kitchen
- 3 way bathroom and large laundry
- Wide surrounding verandah
- Lovely house paddock and dam views
- 2 large sheds & tack room
- 1 x 100,000l drinking water tank & 1 x 27,000l approx dam water for garden

The farm features good grazing paddocks to the North or front of the property, wide, open and featuring great pasture coverage with numerous supporting dams. Over the last few years, some over-seeding and fertiliser applications have been undertaken, and some land has been reclaimed for pasture, too. The paddocks immediately around the house only require a bit of a tidy-up with a stick rake to become very productive and useable for stock.

The rear portion of the property has tracks leading you through this forested part of the property, some lovely large dams reveal themselves as you traverse your way through. Even though this part of the property is forested and heavy with native flora in some parts, the current owner has easily run 32 young cows in this part of the farm right through Winter of 2024 with great results. Whilst this area is a strong bio-diversity area within the farm it could also be selectively cleared and improved, subject to the relevant approvals, there are current precedents to support this approach.

Maxfield the farm features;

- 292 ac / 118 hectares
- Stock-proof fencing
- New 50-head cattle yards
- 10 dams
- Hay & utility shed and tack room

- Selective oversowing and fertilising
- Bitumen to gate & all-weather truck access
- 20 mins to Bungendore & Braidwood
- 1hr 25 mins to Batemans Bay

This property will suit;

- Families wanting a rural lifestyle
- Horse enthusiasts, graze and trail ride
- Smaller livestock enterprise with room to grow
- Add on block with rental income/staff accom
- Buyers wanting a property between Bungendore & Braidwood

This small holding is ready for it's next big step, further pasture improvement, expansion to the rear of the block, tourism ventures or the perfect family small farm for grazing, riding and adventuring. For more information about this property, please contact Doug Merriman from Ray White Bungendore.

Bungendore & Braidwood's shops, cafés and services are only 20 minutes away, Queanbeyan is only 45 minutes and Civic is an easy 55 minute drive. Additionally, there are school buses that run to Queanbeyan, Bungendore, Braidwood and Canberra everyday, allowing access to every school in the area. Please call Doug Merriman on 0419 999 001 or 6238 0700.

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