

1734 Ulan Road, Frog Rock, NSW, 2850



Rural For Sale

Thursday, 5 December 2024

1734 Ulan Road, Frog Rock, NSW, 2850

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Rural

100 ACRES, GREAT VIEWS, PLENTY OF WATER, JUST 18KM TO TOWN

Discover rural living at its finest with this exceptional and productive 40ha (100 acre) property situated just 18kms north of Mudgee.

Abundant and secure water is a feature of the property with a gentle north east slope , stunning regional views, established olive grove and a quaint and comfortable 2 bedroom cottage.

Suitable for dual-occupancy with excellent building sites for an additional home. If you are looking for a weekend escape, excellent rural investment or permanent rural living, this is the ideal rural lifestyle property.

- Rare 40ha (100acre) productive farm in close proximity to town
- Secure water supply with an exceptional spring fed dam, additional dams and approximately 30,000L of fresh water storage
- Established olive grove with over 1400 trees and mix of farming and grazing country with stands of established trees
- Quaint and comfortable 2 bedroom cottage with wrap around north facing verandah and lock-up garage
- Rental potential of \$400 - \$440 per week
- Excellent building sites with stunning views to the north east for an additional home.
- Separate 7x9m lock-up colourbond shed providing ample storage for equipment, tools or a workshop
- Ideally located just 18km by sealed road, north of Mudgee

Productive properties of this size are difficult to find, particularly in such close proximity to town. Don't miss this opportunity to make 1734 Ulan Road yours.

Contact Andrew Palmer on 0416 153 471 or Olivia Dwyer 0431 972 605 at The Property Shop to arrange your inspection today.