

**290 Rocky Waterhole Road, Mount Frome, NSW,
2850**



Rural For Sale

Thursday, 5 December 2024

290 Rocky Waterhole Road, Mount Frome, NSW, 2850

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: Rural



Andrew Palmer
0416153471

LUXURY AND LIFESTYLE ON THE CUDGEGONG RIVER

Welcome to 'Rocky Waterhole House', where luxury effortlessly combines with tranquility and boundless opportunity. Incorporating 20ha (50acres) of stunning land with nearly 1km of pristine Cudgegong River frontage.

This exceptional property is just 9km East of Mudgee's CBD, providing the perfect balance of privacy and accessibility. It's more than just a home-it's a rare opportunity to experience the very best of Mudgee's lifestyle.

HOUSE:

- A four-bedroom contemporary residence, perfectly positioned to capture sweeping views over your river flats, to Mudgee and the rolling hills beyond
- Luxury master suite, private balcony, and resort-style ensuite
- Additional bedrooms include walk-in robes, built-in study desks, and a separate guest room for added accommodation
- Premium kitchen, expertly crafted with high-end appliances, 75mm stone benchtops, and a fully equipped butler's pantry
- Open plan living and dining area that effortlessly transitions to the outdoor alfresco space
- A spacious rumpus room with a custom-built bar, perfect for entertaining
- Dedicated home office or 5th bedroom, with built in desks and cabinetry
- Ducted air conditioning, ceiling fans, and provisions for in-floor heating ensure year-round comfort
- Equipped with a 20kw back-to-grid solar system, solar hot water, and efficient insulation to minimize energy costs
- 3 phase mains power supply, separately metered from the irrigation infrastructure
- Large four car garage with built-in storage
- A glistening swimming pool and spa, offering a luxurious retreat
- 2 x 130,000 litre underground concrete tanks 1 for freshwater and 1 for garden and stock water from an equipped bore.

FARM:

- 50 highly versatile and productive acres
- Approximately 1km of Cudgegong river frontage
- Approximately 11ha (25 acres) established lucerne stand (sown 2023)
- 50 megalitre Water access licence from equipped irrigation well
- Otec 4 span (247m) centre irrigation pivot
- 33m x 14.5m hay/machinery shed 3 open front bays 1 lock-up bay/workshop
- Separate 3 phase power for the irrigation pivot and machinery shed
- Separate stock and domestic well, plus equipped stock and domestic bore
- Full-sized dressage arena, 7 post and rail horse paddocks with shelters, 1 grazing paddock and lucerne paddock