

# 345 Spring Flat Rd, Spring Flat, NSW, 2850

## Sold Rural

Thursday, 5 December 2024



345 Spring Flat Rd, Spring Flat, NSW, 2850

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 12**

**Type: Rural**



Alyse Pilley  
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## "YURALI HOUSE"

An exceptional business prospect awaits, presently thriving as both a DA-approved and officially registered wedding venue and Airbnb. Get ready to be captivated by the charm of this remarkable property spanning approximately 12.95 hectares approx. With its spacious family residence, ample shed facilities, noteworthy water amenities, and a mere 7-minute distance from Mudgee's town center, this is an opportunity that demands attention and should not be overlooked!

- Luxurious floor plan designed to capture impeccable views and light from every room
- Five well-proportioned bedrooms each with unique rural views plus study
- North facing main suite featuring walk in robe and ensuite
- Huge open plan kitchen living and dining areas flow effortlessly to outdoor entertaining
- Spacious kitchen featuring modern quality appliances, double oven and breakfast bar
- Separate formal lounge room providing space for everyone to enjoy
- Stay comfortable year-round with ducted air-conditioning and ceiling fans throughout
- Two opulent family bathrooms providing all the essentials
- Two titles, stock proof fencing, divided into 8 paddocks
- Three bay steel shed with additional hay shed
- Established bore, large dams & over 100,000L of fresh water providing a drought proof property
- Quality red loam soil facilitating endless opportunities for farming enterprises

### Additional Notes:

- Currently operated as a successful DA-approved and registered wedding venue and holiday accommodation with a pipeline of future bookings.
- Sale could include upcoming bookings, IP, marketing assets, business names, website and stock inventory.

To arrange your own private inspection contact Alyse Pilley on 0421 648 155 or Annie Christensen on 0476 787 380 at The Property Shop