

**41 Rockford Lane, Yarrabin, NSW, 2850**



**Sold Rural**

Thursday, 5 December 2024

41 Rockford Lane, Yarrabin, NSW, 2850

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: Rural**

## 100 ACRES FOR YOUR LIFESTYLE SANCTUARY

Nestled discreetly amid charming hills and valleys, this unique country cottage offers 41.53 hectares of land and features frontage to the serene Leaning Oak Creek, you have stumbled upon the quintessential lifestyle sanctuary!

### Main Weekender:

- Two-bedroom cottage comprising of two spacious bedrooms
  - Country kitchen with gas cooktop and plenty of storage
  - Two wood fireplaces & split-system air-conditioning throughout to stay comfortable all year-round
- \* Please note, the roof is in need of repair and replacement

### Land:

- Situated 28km from Mudgee & 12km to Cudgegong River Holiday Park at Lake Burrendong
- Two dams, along with frontage to Leaning Oak Creek amongst the 41.53 hectares (102 acres)
- Enjoy a mixture of rolling hills with stunning views overlooking the property & arable land towards the front of the block, ideal to run some stock or horses

### Infrastructure:

- Near new three-bay barn style shed
- Original one room cottage which has potential to restore for accommodation or utilize for storage
- Opportunity presents with a colorbond studio/granny flat which has been partially renovated
- Approximately 60,000L fresh water storage

Please contact Sara Perry on 0400 859 593 or Olivia Dwyer on 0431 972 605 to organise a viewing or to answer any further questions.

\*Bronwyn June Lewis is principal agent for this property with Sara Perry assisting 02 6372 2222