

434 Melrose Road, Mount Frome, NSW, 2850



Rural For Sale

Wednesday, 8 January 2025

434 Melrose Road, Mount Frome, NSW, 2850

Bedrooms: 2

Bathrooms: 1

Parkings: 10

Type: Rural



Andrew Palmer

0416153471

EXCEPTIONAL FARM PROPERTY NEAR MUDGEES HEART

Don't miss this rare opportunity to secure your own piece of picturesque Mudgee Valley paradise. This stunning 21.28 hectares (approximately 52 acres) situated adjacent to the Cudgegong River and is just 12km east of town with easy access from the Sydney side of town.

Highly productive farming country, DA approved for a dwelling, with exceptional farm improvements and secure water. 434 Melrose Rd is the perfect property for your dream rural lifestyle.

A spectacular and versatile rural property offering:

- Superb river flat farming country for any agricultural venture
- 48mx12m industrial shed (4.5m to eaves) with high roller doors
- Two bedroom accommodation with kitchen, laundry and bathroom facilities plus 8mx12m internal mezzanine
- 12mx7m awning engineered to allow high machinery access with reinforced concrete floor
- Additional open fronted machinery skillions on the north end
- Separate 18mx9m steel framed shed with 3 stables, elevated shearing platform and yards, plus wide awning
- Excellent fencing, 4 paddocks, plus 2 holding paddocks
- Established irrigated vegetable garden
- 8m wide gridded gateway designed for large heavy vehicle access
- 1x 100,000 liter concrete fresh water storage along with second 1x 110,000 galvanised steel tank for additional water storage
- Efficient stock and domestic bore with automatic troughs in all paddocks and ample water delivery
- 42 megalitre water access license (groundwater)
- DA approved leveled house site with beautiful views in every direction
- Consistently running 25 heifers with 25 progeny, along with 40 acres of sown millet with a history of pasture improvement

Pristine Cudgegong farmland, 12km from Mudgee. The ideal place to build your dream home. Opportunities like this don't come up often.

Contact James Tracy-Inglis on 0416 205 012 or David Goldring on 0426 251 981 to arrange your private inspection today.

* all measurements are approximate

* current crop and animals not included