

**508 Yarrabin Road, Yarrabin, NSW, 2850**



**Rural For Sale**

Thursday, 5 December 2024

508 Yarrabin Road, Yarrabin, NSW, 2850

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 4**

**Type: Rural**

## SEVEN TREE HILL

This remarkable 260-acre (104.5 ha) property offers an expansive family home, extensive shed infrastructure, and a plentiful water supply, all just 15 minutes from Mudgee.

Fall head over heels for this breathtaking homestead with features like an infinity pool overlooking your own scenic landscape, a brand new bathroom, laundry, and a flexible 6th bedroom that can also serve as a third living space or second office. This property is private, peaceful, and meticulously presented.

### HOUSE FEATURES:

- Spacious open-plan layout: Family, dining, and kitchen areas seamlessly flow to a north-facing deck with valley views and an infinity pool.
- Primary bedroom suite: Complete with ensuite and walk-in wardrobe, plus three additional bedrooms with built-in storage, two of which have bathroom access.
- The master bedroom is indulgent suite with a king-sized bed, walk in robe and ensuite bathroom replete with a refreshing tub and dual vanity.
- Four further double bedrooms all with built in robes with a two way ensuite connecting bedrooms three and four.
- Near new master wing: Offers a vast bedroom, potential third living space, childrens playroom or office.
- Additional versatile living area: Features a raked ceiling, suitable as a studio, retreat, guest space, library, or pool room, with an attached bedroom.
- Infinity pool: Overlooks sweeping valley views, creating an idyllic setting on your own Australian property.

### LAND DETAILS:

- Spanning 104.5 ha (approximately 260 acres), with terrain ranging from creek flats to mountain peaks, this land is ideal for grazing, wildlife viewing, and exploration of its hidden valleys.
- Two seasonal creeks flow through the property.
- Five dams stocked with yabbies and a variety of fish.
- Six main paddocks, and an equipped bore with a solar-powered pump that supplies water to troughs and firefighting outlets, plus extensive tank storage.

### SHEDDING & INFRASTRUCTURE:

- Approximately 15x7m garage/workshop with a grand pergola entrance.
- Additional 15x7m skillion with three stables/carports.
- A fully enclosed hay shed (approximately 16mx13m).
- Steel cattle yards with a loading ramp and race.

This property combines a stunning family residence with extensive rural infrastructure, set against breathtaking natural beauty.

This is a must to come and see with tar road access all the way from Mudgee. Call David Goldring on 0426 251 981 or Jessika Weatherall on 0488 386 493 to inspect the property today