

590 Prices Lane, Pyramul, NSW, 2850



Sold Rural

Thursday, 5 December 2024

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Bedrooms: 5

Bathrooms: 1

Parkings: 10

Type: Rural

GLENMORE

"Glenmore" Offered for sale on an impressive 1,040.96ha or approximately 2,572 acres, comprising a superbly diverse farming enterprise. Positioned approximately 252 kilometers from Sydney and 65 kilometers southeast of Mudgee, it boasts an ideal location for a thriving mixed farming operation.

Property:

- Fully fenced into 22 paddocks approximately
- Water is a feature with 22 Dams - multiple springs
- Tunnabidgee Creek & Salters Creek frontage (seasonal creeks)
- 190,000L approx. of fresh rainwater storage
- Shedding consists of a 3 bay machinery shed power connected
- 18m x 10m machinery shed or hay/grain shed
- 3 stand shearing shed (power connected) with original sheep yards
- As new steel cattle yards with crush and loading ramp
- The owner previously ran 3000 merinos plus 25 cows and calves
- Wild goats with the potential for annual harvesting
- Perfect for Recreational activities with loads of feral animals (pigs, goats, deer)

House:

- Expansive primary bedroom featuring a walk-in robe for added luxury
- Additional three well-appointed bedrooms, two with built in robes
- An extra fifth bedroom, versatile enough to function as a dedicated study or guest room
- Country style kitchen with original woodfire cooking and attached dining area
- Two well sized living rooms, filled with natural light that offers plenty of space for the growing family
- Spacious family bathroom offering all the essentials
- Climate control is catered for with woodfire heating and ceiling fans throughout

Potential:

- Huge subdivision potential with 30 existing lots
- The property generates an additional annual income of approximately \$60,000 through the operation of three wind turbines situated on the property

Call David Goldring on 0426 251 981 or Jessika Weatherall on 0488 386 493 to arrange your inspection.

*Bronwyn June Lewis is principal agent for this property with David Goldring assisting 6372 2222