

# 63 Prices Lane, Pyramul, NSW, 2850



## Rural For Sale

Thursday, 5 December 2024

63 Prices Lane, Pyramul, NSW, 2850

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 10**

**Type: Rural**



Alyse Pilley  
0421648155

## "BURRABRAE"

Welcome to 63 Prices Lane, the perfect small farm or weekend retreat with a charming renovated four-bedroom cottage. Situated on 23.98 hectares of flat to undulating country.

### Property:

- Fully fenced into 17 paddocks with easy access lane ways
- 23.98 ha (approx. 59 acres) of level to undulating arable country
- Triple bay shed with power connected with a plumbed toilet
- Irrigation system with perfectly manicured gardens and orchard
- Approx 110,000 litres of freshwater storage
- 5 dams and seasonal creeks with 1 large spring-fed dam
- Second shed, double carport, shelter shed for livestock, a hayshed, and caravan port
- Perfect set up for both sheep or cattle enterprises
- Additional inclusion of cattle yards and crush

### House:

- Three-bedroom charming country cottage with additional fourth bedroom or study
- Recently renovated with new colour bond roof, external insulated cladding and freshly painted
- Main bedroom offers built-in robes
- New country-style kitchen with original woodfire cooking and separate dining room
- Original hardwood timber flooring
- Two well-sized living areas with an additional sunroom filled with natural light
- Family bathroom with all the essentials
- Climate control is catered for with ducted air-conditioning, wood fire heating, and ceiling fans
- Covered outdoor entertaining area

### Additional notes;

- Mail & School bus service available
- Located an easy 10 minutes to historic Windeyer village - Pub, post office & general store, 40 minutes to Mudgee & 50 minutes to Bathurst CBD's

This property is sure to impress and is a must-inspect. Contact Alyse Pilley on 0421 648 155 or Annie Christensen on 0476 787 380 for more information or to arrange your private inspection today.