

Under Contract



285 Pyangle Rd, Camboon



TINGOORA

Located a short 10 minute drive North West from Rylstone town centre is this stunning farm TINGOORA. A further 25-30 minutes along the Lue Rd. is Mudgee. TINGOORA is a 97 acre arable productive farm with a large 3 Br home with an additional amenities or hobby/work shed with ceiling fans and wood heater. Large shedding and livestock facilities allow for productive year round farming. Abundant water from a stock and domestic bore and 3 dams as well as pasture improved paddocks fenced into 4 will allow grazing of sheep and or cattle. The long list of quality infrastructure makes TINGOORA amazing value.

The 3 Br home has double insulation in roof with Rockwool and pink bats and a roof ventilator, has quality fixtures and fittings including built-ins in all 3 bedrooms with plantation shutters on windows. Ceiling fans in each bedroom and lounge, which is also air conditioned. Heat is ducted to lounge and front bedroom hallway by fan for winter months. The Garage and carport will park 4 cars and fitted to the roof is a 4Kw battery solar system that is wired back to the grid currently returning \$0.11 per Kw. Rain water for the property is caught from roof and guttering to 2 x 20,000 gal. tanks plus a 5,000 gal. poly tank. The bore can be turned on at the workshop by flicking a switch or leaving on on pressure control and will water garden and fill dams when required. The house yard contains raised garden beds in the vege patch and an established orchard including Pear Cherry Peach Nectarine Apple Plum Persimmon Alder herry

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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Price	\$750,000
Property Type	residential
Property ID	104
Land Area	97.08 ac

AGENT DETAILS

Steve Rose - 0428 294 928

OFFICE DETAILS

Rylstone
74 Louee Street Rylstone NSW 2849
Australia
0428 294 928

