



1928 Goolma Rd, Two Mile Flat



## “RUSHLEIGH”

Quality grazing land is always hard to find and that’s only part of what makes this property so special. Set on 89.45ha (221 acre) of mainly flat to gently undulating cattle or sheep grazing country with opportunity for pastures. The rear of the property offers further grazing, ample timber and backs onto the Cudgegong River.

The property is well watered with 6 dams, an equipped bore and rainwater tanks to the house. Fully fenced into 9 paddocks – both internal and external consisting of both barb and plain wire, and hinge joint in good condition.

Located only 21km’s west of Gulgong and 40km’s North-West of Mudgee, this five-bedroom quant country cottage once boasted the Two Mile Flat post office believed to be over 150 years old. Additionally, the cottage also has adjoined granny flat, large lounge room with open fireplace, kitchen with both electric and wood-fired oven, bathroom plus additional shower and outhouse. Other improvements include steel cattle yards with loading ramp, hay shed, storage shed, workshop, silo, former horse yards and shearing shed.

The opportunities are endless and hard to come by. Do not miss your chance to see this wonderful property.

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	SOLD for \$650,000
Property Type	residential
Property ID	132
Land Area	89.40 ha

### AGENT DETAILS

Tyler Lawson - 0448 862 659

### OFFICE DETAILS

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