2696 MIDDLE ARM ROAD, GOULBURN, NSW, 2580









FOR SALE

"HETHERINGTON GLEN" 220 ACRES, 2KMS OF TARLO RIVER , SHEEP GRAZIERS DELIGHT.

"HETHERINGTON GLEN" A BEAUTIFUL RURAL PROPERTY CONSISTING OF 224 ACRES SITUATED IN THE SHEEP GRAZING AREA OF ROSLYN.
LOCATED 20 MIN TO CROOKWELL, 25 MIN TO GOULBURN & THE HUME HIGHWAY.
THE PROPERTY HAS 2KM OF THE TARLO RIVER FLOWING THROUGH PROVIDING AN EXTENSIVE PERMANENT FRESH WATER SUPPLY AND SUPERB RIVER FLATS THAT ARE ALSO IDEAL FOR CROPPING.
THE HOUSE IS PERCHED UP HIGH ON THE HILTOP OVERLOOKING THE LAND & THE RIVER OFFERING EXTENSIVE VIEWS IN A VERY QUIET PRIVATE AND PEACEFUL POSITION.
THE HOUSE IS BRICK & TILE CONSTRUCTION AND OFFERS GOOD LIVING AREAS, 4 BEDROOMS, 2 BATHROOMS, LARGE MAIN BEDROOM WITH A/C, WALK-IN ROBE AND ENSUITE, THE MAIN LIVING AREA HAS A LARGE COMBUSTION FIREPLACE & A/C, GOOD SIZE DINING ROOM AND AN ADDITIONAL FAMILY ROOM.
THE KITCHEN IS LARGE AND SPACIOUS WITH GAS/ELECTRIC STOVE. THE LAUNDRY UTILITY WORKROOM IS A GOOD SIZE AND OFFERS ANOTHER BATHROOM AS WELL.
THERE IS A BACK VERANDAH WHICH RUNS THE LENGTH OF THE HOUSE, WITH 11.6 M OF ENCLOSED SUNROOM.

*ENERGY SUPPLY IS VIA A 10KW/ SOLAR PANEL INSTALLATION WITH SMART-METER AS WELL AS A MAINS POWER SUPPLY.
*SHEDS ON THE PROPERTY CONSIST OF: A LARGE NEW 10.5M X18M CONCRETE FLOORED, INSULATED WORKSHOP/ MACHINERY SHED WITH WINDOWS
AND 3 HIGH ENTRY ROLLER DOORS WHICH WILL HOUSE 9 VEHICLES.

*ON SITE IS A LARGE SHEARING SHED WITH PENS ETC.LARGE CATTLE YARDS VET CRUSH, SHEEP YARDS AND LOADING RAMP.
* THE LAND IS SEPARATED INTO TWELVE PADDOCKS, FEATURES FOUR DAMS, EIGHT TROUGHS GRAVITY FED BY TWO 25,000 LITRE TANKS IN PADDOCKS WITH DIRECT WATER SUPPLY FROM THE RIVER.
HISTORY ALSO HAS A PLACE ON THIS PROPERTY WITH THE 1907 RUINS OF THE OLD OUT STATION FOR IONA PROPERTY LOCATED AT THE BACK OF THE MAIN HOUSE AS WELL.

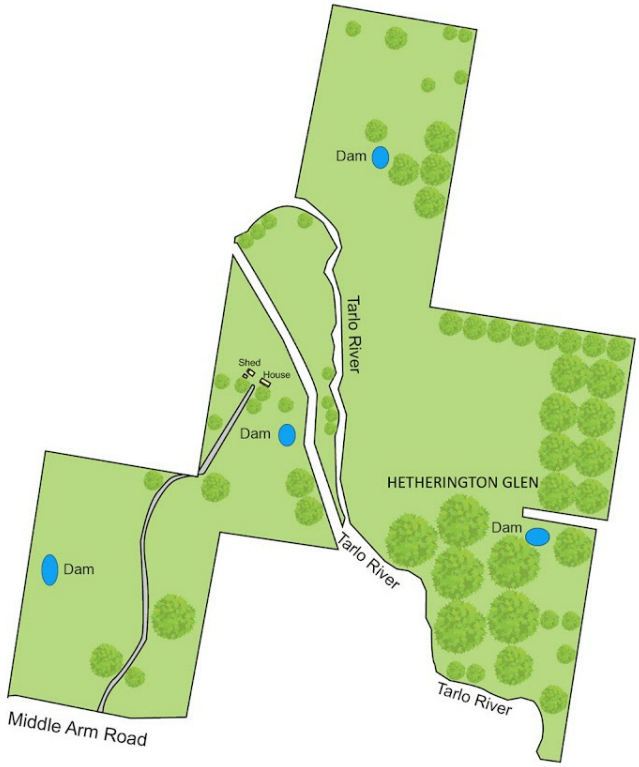
4 BED | 2 BATH | 9 CAR

PRICE:
$2,350,000

OPEN FOR INSPECTION:
N/A



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Site measurements and dimentions are approximate and are for illustrative purposes only.
No guarantee, warranty or representation as to the accuracy and completeness of the site plan is given.

2696 Middle Arm Road, Roslyn

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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