

FOR SALE

Cappello & Co

216 BOORGA ROAD, LAKE WYANGAN, NSW, 2680

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THE ULTIMATE FAMILY FRIENDLY FARM WITH THE PERFECT LOCATION AND SUBDIVISION POTENTIAL

Elevated Acreage Lifestyle Property – 45.5 Acres

PRICE:

Market Preview

OPEN FOR INSPECTION:

N/A

Perched on the elevated side of the block, this property takes in sweeping views across 45.5 acres of grazing paddocks and beautifully established gardens. It's rare to find a home offering this level of quality, space and lifestyle appeal in one package — with the added bonus of long-term development upside.

The architecturally designed, master-built residence sits within low-maintenance, flourishing gardens and shady trees, in a location that's genuinely hard to come by. Freshly painted throughout, the home offers a spacious, well-planned layout with generous storage and garden views from every room. The renovated kitchen, complete with butler's pantry, is a standout for anyone who loves to cook and entertain. Designed with hosting in mind, the home flows out to a fully gauzed alfresco area complete with swimming pool and outdoor fire pit — perfect for relaxed evenings and entertaining guests year-round.

The master suite is a true retreat, featuring its own private library, an expansive walk-in robe and an ensuite with a spa bath overlooking the gardens. The remaining bedrooms are all generously sized with built-in robes, while the upstairs loft offers flexible use as a fourth bedroom, teenagers' retreat or games room.

Outside, wander the private pathways through the vegetable and fruit gardens, or follow the forest walkway down to the fully serviced stables and workshop shed — a genuine hobby-farm

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