



## 215 Bribbaree Road, YOUNG, NSW 2594

'Brilow Park' – 51.99 Acres, Lifestyle Living at its Best!

**21.04 hectares, 51.99 acres**

Discover Brilow Park, a rare lifestyle sanctuary where country elegance meets modern convenience - just a quick 15km from Young's vibrant CBD. With uninterrupted views stretching to the East and South, this exceptional property offers a serene escape without sacrificing modern conveniences. This property has so much on offer, from the spacious 4 bedroom home, to the impressive shedding and extra accommodation. Orchard, clean paddocks for stock and water security, this property is worth an inspection!

The Residence:

Step into a home designed for both comfort and entertaining. Floating timber floors throughout for timeless warmth and easy care, Views from all living areas over the rolling hills into the distance, giving a sense of privacy and tranquillity.

Comprised of 4 good size bedrooms, all with BIR's. Master retreat features a light filled double sized room with reverse cycle air conditioning, walk-in robe, ensuite with shower, toilet & vanity, plus private veranda access to take in those incredible views. Family bathroom with shower, bath, toilet and antique style vanity. Laundry with 3rd toilet and good storage.

**TYPE:** Auction

**INTERNET ID:** 300P183996

**AUCTION DETAILS**

11:00am, Friday September 19th, 2025

**CONTACT DETAILS**

**Rachelle Barnett**  
0487 397 213

The perfect entertainer's heart: an open-plan kitchen and dining, designed for gathering. Featuring a 900mm stainless steel stove with five gas burners, a large two-door pantry, and reverse cycle air conditioning, this space invites family feasts and laughter-filled evenings.

Separate lounge room for your own peaceful retreat, also with reverse cycle air conditioning.

The massive undercover entertaining area is nothing short of spectacular - the perfect stage for sunset drinks, weekend barbecues, or morning coffee with views so clear and vast they feel like they're yours alone.

#### Infrastructure & Rural Charm:

- Massive 5-car shed, approx 18.5m x 9.5m with workshop and cool room, can even fit the caravan or boat.
- Extra open-plan accommodation with ensuite - ideal for guests, extended family, or potential income.
- Bore water, a massive catchment dam, and tank water supply for year-round security for you and the stock.
- Approximately 2,000 mature plum trees with 4 varieties offering both beauty and productivity.
- Near new cattle yards with loading ramp.
- Plenty of room for cattle, sheep and horses, space to fit an arena and stables.
- Fencing is in good order with a substantial amount newer, electric standoffs in the front paddock. And lane way to the hay shed and back orchard.

Brilow Park is more than a property - it's a lifestyle. Whether you envision it as a working orchard, a hobby farm, or your private country escape, this is a place where mornings start with gorgeous sunrise to soak in with your morning coffee and evenings end with golden light spilling across the hills. The property is currently tenanted until early Jan 2026.

Offered at public Auction unless Sold Prior

Friday 19th September 2025 11am.

Young Federation Motor Inn

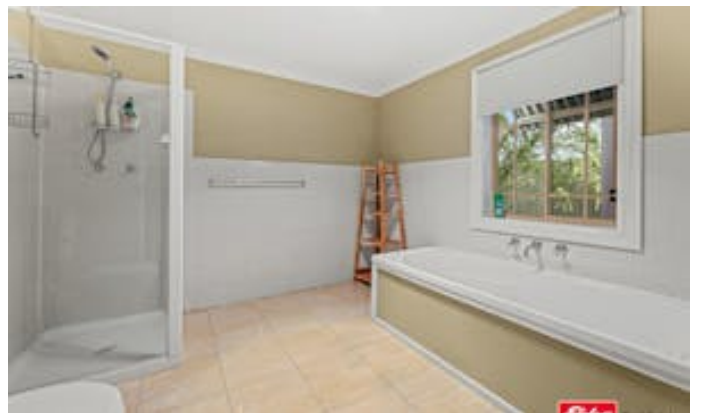
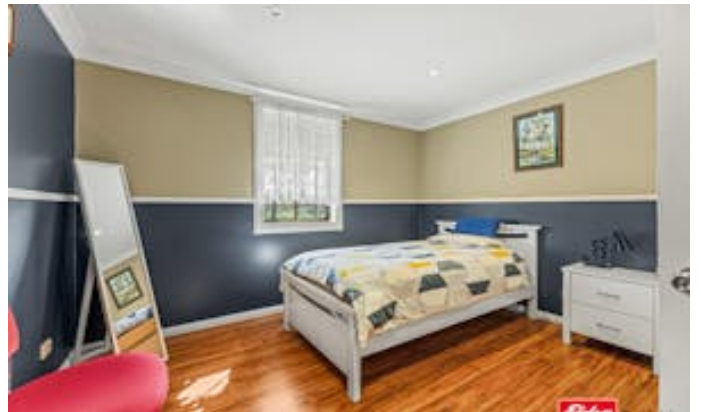
- Land Area 21.039607 hectares
- Bedrooms: 4
- Bathrooms: 2

**HOMESTEAD**

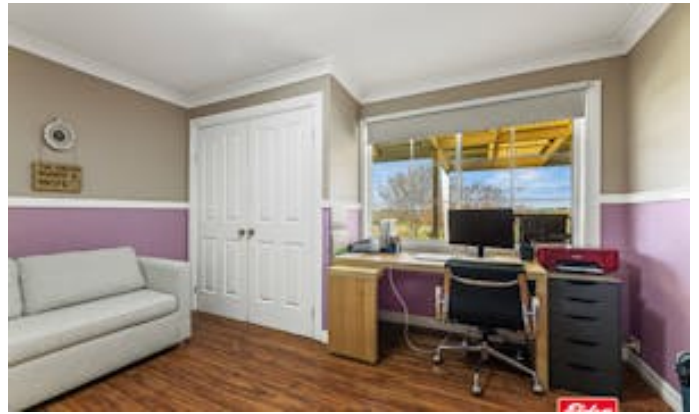
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2

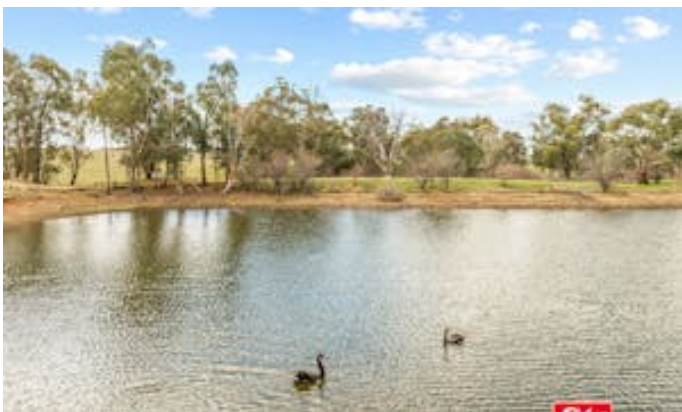




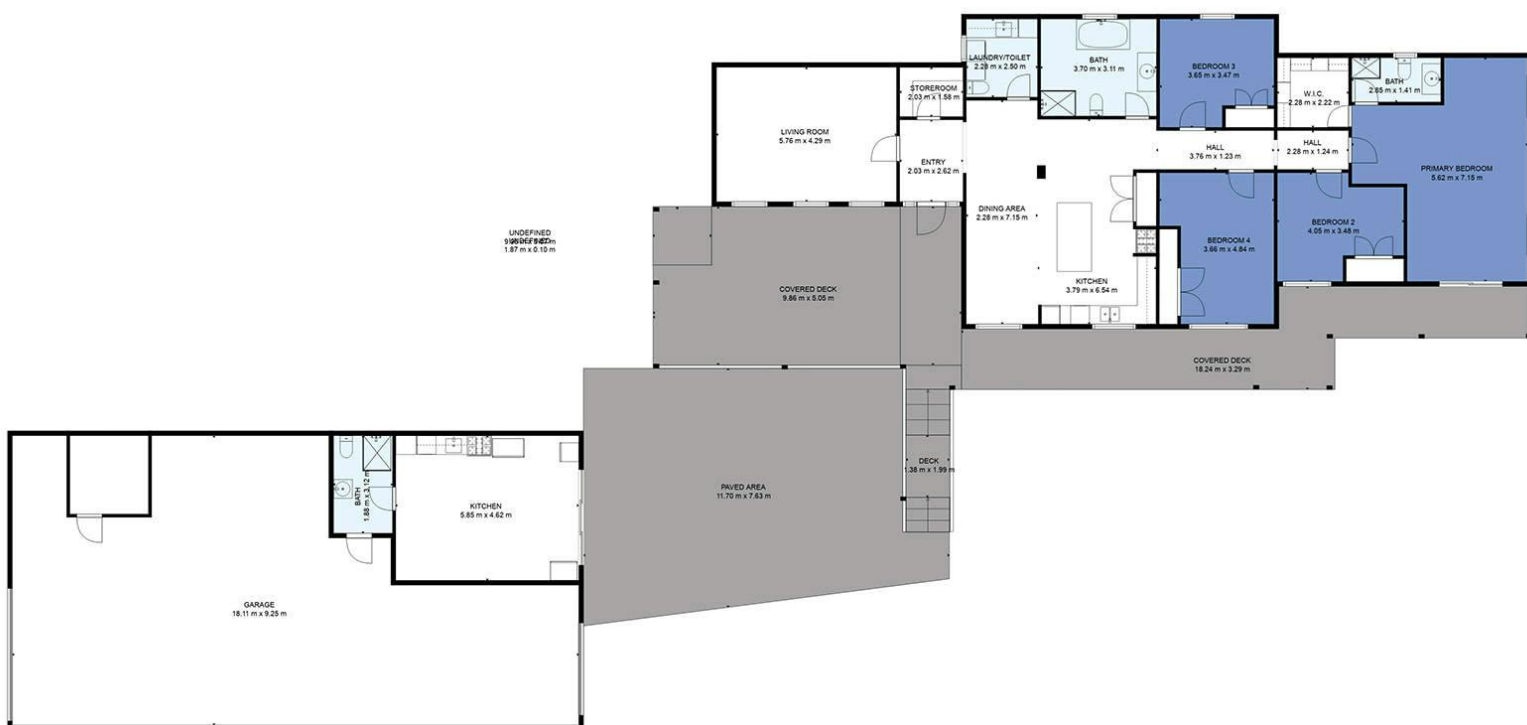












**TOTAL: 228 m2**  
**FLOOR 1: 228 m2**  
 EXCLUDED AREAS: GARAGE: 125 m2, UNDEFINED: 14 m2, COVERED DECK: 73 m2,  
 DECK: 8 m2, PAVED AREA: 80 m2  
 WALLS: 22 m2