



Ilford Hall Road, ILFORD, NSW 2850

Unique Rural Lifestyle

39.75 hectares, 98.22 acres

'Rockleigh Cottage', simply irresistible and priced to sell offering freedom and beauty of country living with excellent proximity to Sydney, Mudgee and Rylstone.

Lifestyle Highlights

Soft rolling country combining quality soils and excellent pastures, the land is nicely timbered and scenic, with a unique mountain forming part of the property, ideal for bush walking, bird watching, fossicking and enjoying the majestic views from the hilltop. The cosy country cottage sits in established gardens, complete with a thriving vegetable patch, kids' cubby house, and room to live the rural dream. Wildlife is abundant, native flora flourishes, and the landscape invites you outdoors year-round.

Location Advantage

- Just 2 ½ hours from Sydney
- 60 km to vibrant, culture-rich Mudgee

TYPE: For Sale

INTERNET ID: 300P186889

SALE DETAILS

\$1,090,000

CONTACT DETAILS

Mike Clifton
0400 095 902

- 15 km to historic Rylstone

Close enough for convenience, yet far enough to feel worlds away.

Other improvements

- Infrastructure is strong and ready to go:
- Woolshed and sheep/cattle yards
- Hay and machinery sheds
- Secure chook run, pig sty and dog kennels

Key Features

- 39.75 Ha or 98.22 Ac
- Beautiful country lifestyle, with city convenience
- Cosy country cottage set in established gardens with veggie patch & cubby house
- Abundant native flora, fauna & birdlife
- Excellent infrastructure to support mixed farming & grazing
- Excellent location â## Sydney, Mudgee & Rylstone all within easy reach

For more information contact:

Mike Clifton

m: 0400 095 902

e: mike.clifton@elders.com.au

Jason Pearce

m: 0438 144 702

e: Jason.pearce@elders.com.au

- Land Area 39.75 hectares





