



701 Yarragal Road, YARRAGAL, NSW 2820

STUNNING LIFESTYLE PROPERTY

251.30 hectares, 620.96 acres

'Yellowglen' offers a rare combination of scale, scenery and versatility â## a superb 251 Ha* (620 Ac*) lifestyle and grazing property with spectacular views from its granite ridge tops across to Lake Burrendong, all within easy reach of Wellington and Dubbo.

Set amongst fertile creek flats rising to undulating granite country, the property spans the Wuuluman and Deep Creek valleys, with 1.2km of dual frontage to Wuuluman Creek and 900m to Deep Creek, featuring permanent holes. Seven dams and an average annual rainfall of 650mm provide reliable water security.

Well suited to cattle or sheep grazing, the property carries a notional capacity of 285 units (LLS rates notice) and is subdivided into 4 main paddocks plus a holding paddock. Improvements include mesh fencing, functional cattle yards with crush and ramp, and over 5km of cleared fire trails â## ideal for bushwalking, birdwatching or motorbike riding.

'Yellowglen' is a blank canvas with building entitlement on Lot 103 DP750779, offering buyers the chance to create their dream homestead in an enviable rural setting surrounded by Kurrajong, Apple Box and Grey Box timbers.

TYPE: Sold

INTERNET ID: 300P186968

CONTACT DETAILS

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Ideally located just 22km from Wellington, 68km from Dubbo and 115km from Orange, 'Yellowglen' provides the perfect balance of accessibility, productivity and lifestyle appeal.

Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgement.

- Land Area 251.3 hectares

