



BOOTAWA NSW 2430

'RYE HILL' - RIVERFRONT PERFECTION

33.10 hectares, 81.80 acres

Elders Taree is proud to present 'Rye Hill' to the market. This stunning riverfront property is situated not more than 10 minutes from the township of Wingham on the beautiful Mid Coast.

Enjoying direct frontage to the Manning River and offering 81.8 acres of productive farmland this well sized acreage showcases a quality 2.5 year old home that sits proudly in a prime position to take advantage of a stunning rural vista.

If you seek a high quality piece of real estate offering excellent water, convenient location, premium improvements and an unbelievable outlook 'Rye Hill' certainly deserves your attention.

Residence

Absolutely immaculate four bedroom country style home that is just over 2 years of age. Attention to detail has been given to the home in terms of taking advantage of the tremendous view to the north.

TYPE: Sold

INTERNET ID: 93P1723

SALE DETAILS

\$1,800,000

CONTACT DETAILS

Troy Loretan
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High end fixtures and fittings throughout the home include air conditioning, wood fire, gourmet style kitchen with Smeg appliances & Caesar stone bench tops.

Spacious family room adjoins the kitchen / dining and via the use of large sliding doors the northerly aspect from here is incredible.

Separate media room sits away from the open plan family / dining area giving a second living space.

Fantastic master bedroom suite has a walk around robe, modern ensuite and an uninterrupted outlook out over the river, nearby horse stud and distant mountain ranges.

All other bedrooms provide fans and built in robes. Quality plantation shutters are found in most rooms of the home.

Main bathroom sports a large shower, separate bath and sep w/c. Internal access to the home from the double car garage is available.

Resort like rear verandah makes for an ideal outdoor living space for entertaining and relaxation.

Shedding

Standalone 16m x 8m steel framed colorbond shed with two high lift roller doors plus one open bay and a lock up workshop with air conditioning. Quality construction here. Huge 9 kw solar panel system (36 panels) makes for major cost savings on energy use for the owner.

Established screened in vegetable patch, larger garden shed, wood shed and chook pen are all on site.

Stock yards

Quality steel stockyard is as new and has a loading race, crush & holding pens plus mustering paddock.

Water Tanks

Excellent water storage is on hand with three large tanks. A pipeline to the creek on the property provides creek water for house gardens & veggie patch irrigation. In total there is over 150,000 litres of water storage on hand.

River & Creek

Direct frontage to the Manning River allowing for swimming, freshwater fishing, kayaking etc. Excellent fishing for Australian Bass in this part of the river. A reliable creek runs through the property adding even more access to water for livestock and lifestyle.

Acreage

Ideal for the grazing of cattle or horses. With excellent fencing and internal paddocks a variety of livestock will flourish here.

Location

7.8 kms from the centre of Wingham. 18 kms from Taree. 27 kms from Old Bar beach. Just 3 hours from Sydney's northern suburbs.

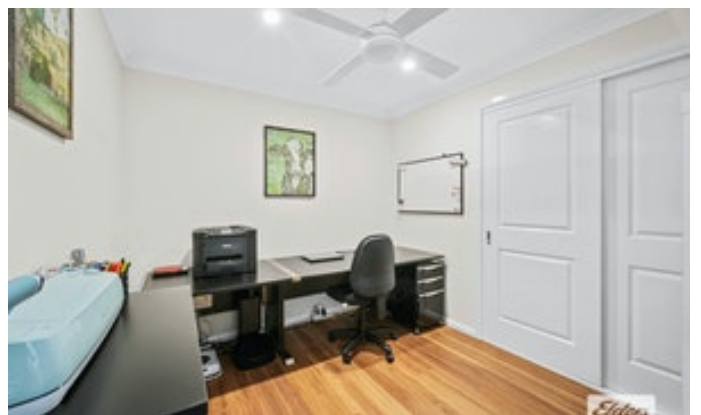
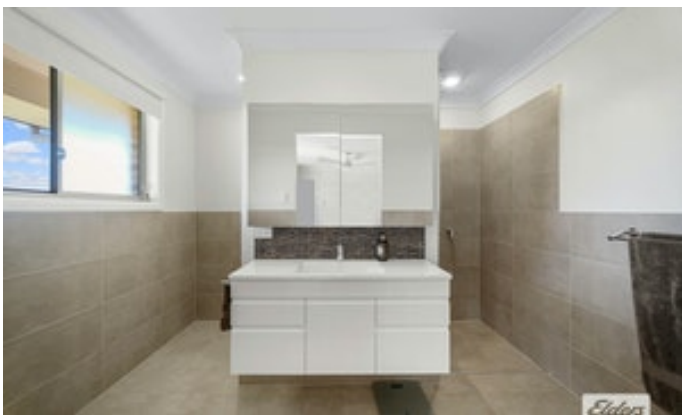
Words alone struggle to fully portray a property of this calibre. Our vendors plan to downsize and head north of the border. The next owner of 'Rye Hill' is sure to benefit immensely from purchasing a select piece of land where all improvements are as new and of high quality. If you seek rural perfection with an enviable lifestyle to match this Bootawa beauty is certainly one of a kind.

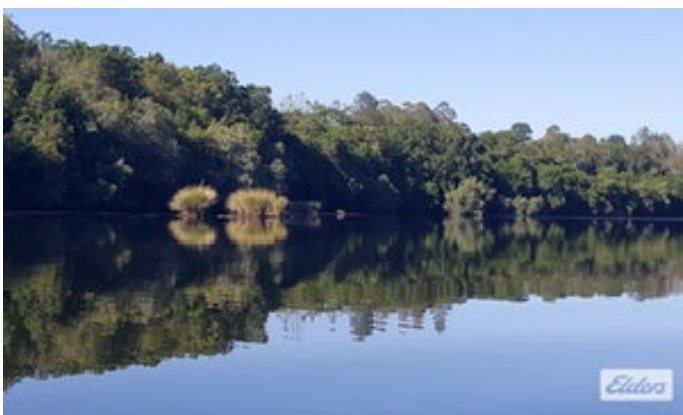
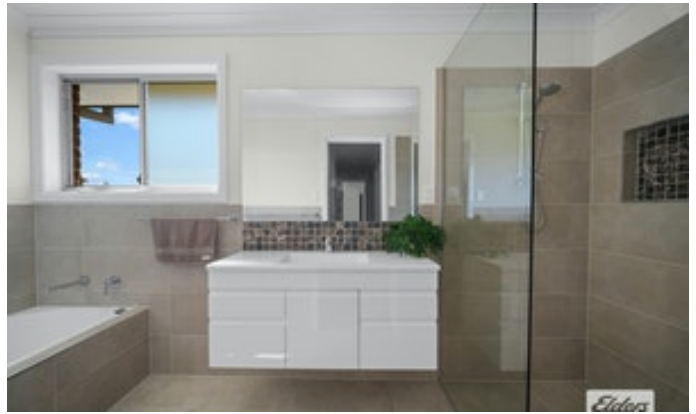
- Land Area 33.103286 hectares
- Bedrooms: 4
- Bathrooms: 3

HOMESTEAD

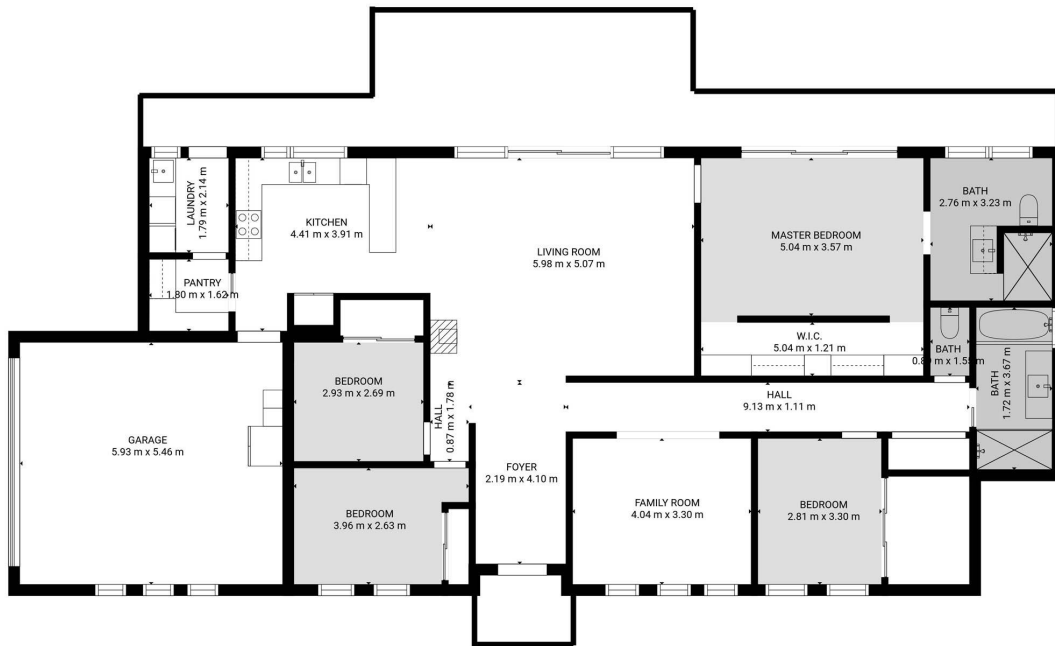
Bedrooms	4
Bathrooms	3











Estimated areas
GLA FLOOR 1: 188 m², excluded 36 m²
Total GLA 188 m², total scanned area 224 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.