



## UPPER LANSDOWNE NSW 2430

### Premium Rural Living With An Unmatched Outlook

Set in the picturesque Upper Lansdowne Valley, this exceptional 40 acre holding captures a truly rare outlook across rolling countryside to an ancient volcanic plug that dominates the horizon.

A property where quality infrastructure, refined living and thoughtful equine facilities come together, this is rural living at its finest!

From the moment you arrive, it's clear this is a holding designed to perform just as beautifully as it presents - ideal for horse enthusiasts, lifestyle buyers or those seeking space, privacy and a breathtaking vista.

#### The Residence

Modern, high quality and professionally designed, the main home offers comfort and style in equal measure.

Four generous bedrooms.

Master suite with ensuite, air conditioning and walk-in robe.

**TYPE:** For Sale

**INTERNET ID:** 93P2349

#### SALE DETAILS

**OFFERS INVITED**

#### CONTACT DETAILS

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**Troy Loretan**  
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Remaining generously proportioned bedrooms with fitted robes.

Two separate living zones include a casual air conditioned family room.

Plus a large formal lounge room and library.

The light filled formal dining room complements the floorplan perfectly and looks out over the pool and beyond.

Stunning refurbished kitchen featuring quality appliances and premium finishes.

Two car lock up garage attached to the home.

Flowing seamlessly to the outdoors, the home opens to a huge fully covered entertaining area overlooking the pool and the valley beyond.

#### Outdoor Living & Entertaining

In-ground saltwater swimming pool positioned just off the rear of the home.

Elevated outlook over the farm and across to the mountain backdrop.

Expansive covered outdoor entertaining area adjoining the pool and home, just perfect for year round gatherings.

#### Equine & Rural Infrastructure

Purpose built for horses and livestock, the property is exceptionally well set up.

Multiple internal paddocks with interconnecting lane ways are suitable for horses and cattle or other types of livestock.

Drive through stable complex accommodating up to six horses, power and lighting connected.

Selected paddocks featuring quality Duncan Equine fencing.

Four dams plus a creek to the rear of the property.

Stock yards for easy cattle handling.

Large open-bay machinery shed ideal for horse floats, tractors and equipment.

Additional lock-up storage shed

#### Additional Accommodation

Separate self-contained studio offering a large bedroom with multiple beds, bathroom, kitchenette and living space (ideal for visitors or that rowdy teenager you can't live with or without). Currently running as an Air BNB.

#### Location

Situated within an easy 25 minutes to the region's major hub.

Less than four hours from Sydney's Northern Suburbs.

Just 30 minutes drive from a choice of beaches on the coast.

Positioned in the tightly held and scenic Upper Lansdowne Valley that has become incredibly popular in the last five years or so.

With its commanding rural views, iconic outlook, high-quality home and exceptional equine facilities, 71 Muddy Lane is a property that must be inspected to fully appreciate the scale, infrastructure and lifestyle on offer. Opportunities of this calibre in Upper Lansdowne are rarely available.

We warmly invite you to contact Troy Loretan on 0400 530269 or (02) 65510999 to make arrangements for your private viewing.

\*Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.

Other features: Area Views, Car Parking - Surface, Carpeted, Kitchenette, Openable Windows, Pool, Toilet Facilities

- Land Area 40 acres
- Bedrooms: 4
- Bathrooms: 3
- 6 car garage







