



271 Yuranigh Road, MOLONG, NSW 2866

Modern Living and a Terrific Location

4.86 hectares, 12.00 acres

Offered to the open market for the first time this is certainly one for the families.

It is conveniently located only 20* mins from Orange or 5* mins back to Molong.

Sitting on a very productive 5 hectares, this property is more than suitable to run a few livestock to help supplement an income.

This is complimented with a steel set of cattle yards as well as a new bore that provides excellent water supply to both the garden and paddocks. This property boasts 4 bedrooms, the master with a walk-in robe and ensuite and the other 3 bedrooms with generous built-ins.

The home comes with all the modern conveniences, ample storage, multiple living areas, a 3-way main bathroom and has been freshly painted throughout.

There are 2 substantial sheds for all the toys, one with fully sealed concrete floor and power, the second an open bay with a concrete floor. Water is provided from a concrete

TYPE: Sold

INTERNET ID: L14790580

AUCTION DETAILS

10:30am, Friday March 8th, 2024

CONTACT DETAILS

Elders Emms Mooney
152 William Street
Bathurst, NSW
02 6331 0744

Ben Redfern
0457770062

rainwater tank holding 130,000ltrs.

If you're looking for a nice bit of space, modern living and a terrific location, then this property is for you.

- Modern 4 bed, 2 bath, steel frame, brick home with fresh paint and carpet
- Large open plan living area with option for a second living space or office
- Kitchen consists of double oven and large island bench
- Slow combustion wood heating plus two R/C split systems.
- Situated on 5ha with established trees/garden
- 15m x 6m 2 door, 5 bay sealed shed with power and concrete floors
- 4 fenced paddocks, 3 with water troughs.
- Fencing is steel post and hinge joint, and all presents in good to new stock proof condition.

Please contact us today for more information

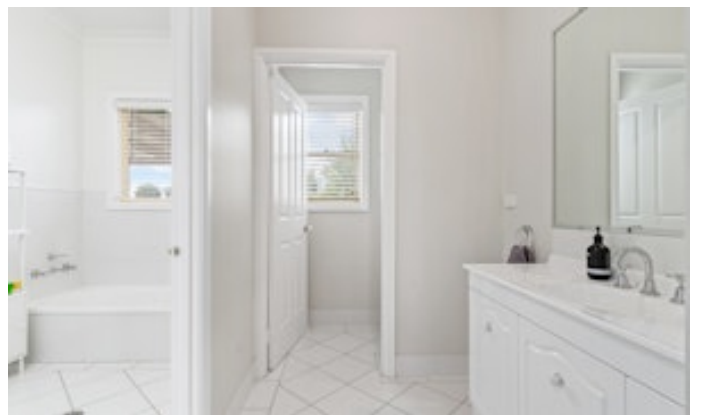
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.

- Land Area 4.856228 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

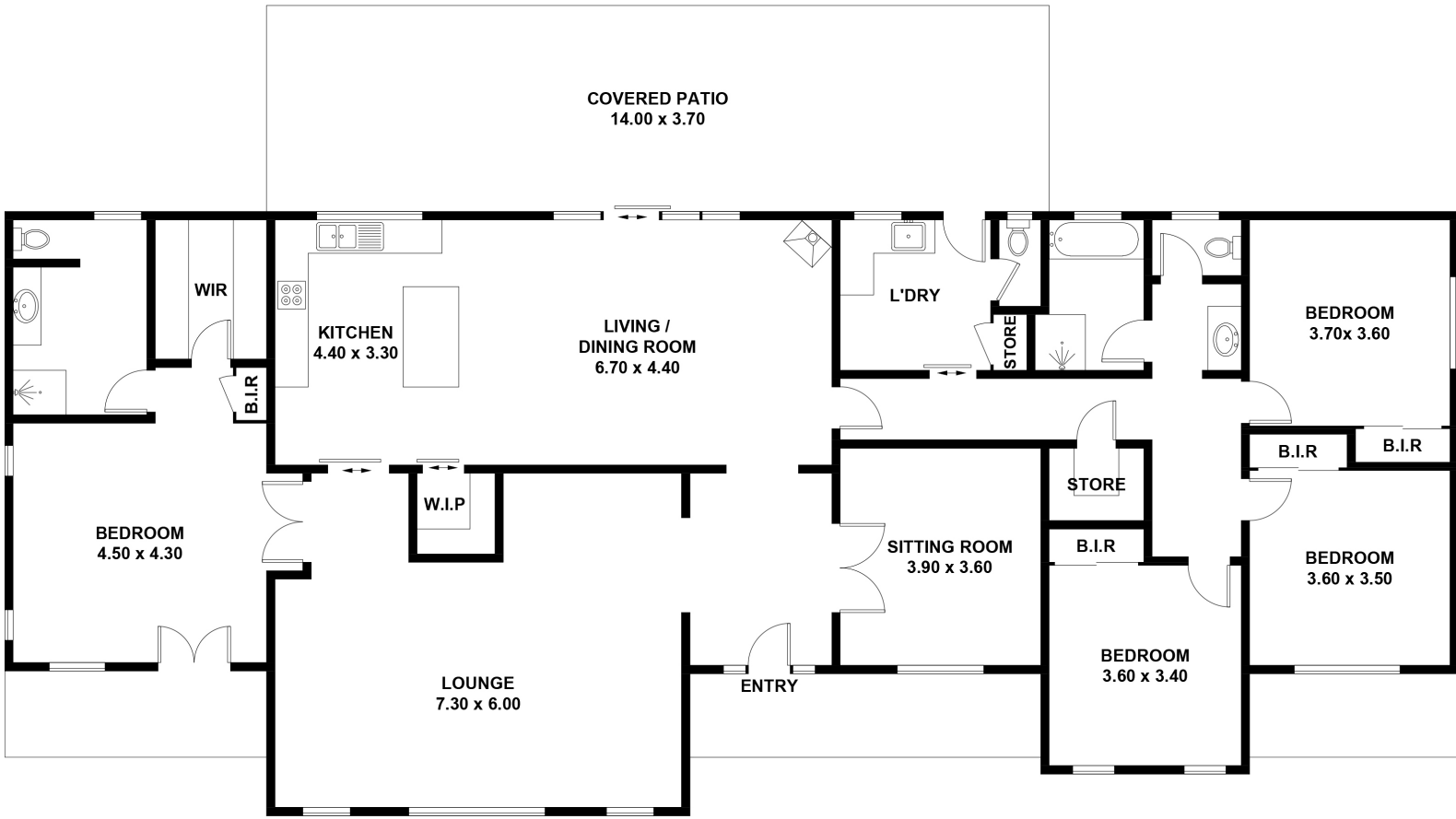
Bedrooms	4
Bathrooms	2











271 YURANIGH ROAD, MOLONG
 APPROXIMATE GROSS INTERNAL AREA = 231 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.