



89 Lynchs Lane, GRENFELL, NSW 2810

'Myall' - Where Country Luxury Meets Rural Productivity

40.79 hectares, 100.79 acres

Just minutes from Grenfell, 'Myall' is an exceptional 40.79ha* (100 acre*) lifestyle property that seamlessly combines modern country living, premium infrastructure and productive acreage in one impressive package.

Positioned to capture sweeping district views, the beautifully appointed four bedroom residence offers generous proportions throughout, featuring expansive open plan living, separate lounge and sitting rooms, and seamless indoor outdoor flow. The master suite includes a walk in robe and ensuite, while quality finishes and abundant natural light enhance everyday comfort.

Designed for entertaining, the covered alfresco area with pizza oven overlooks the sparkling in-ground pool and picturesque rural landscape beyond, creating the perfect setting for family gatherings and relaxed country living.

Infrastructure is equally impressive, with a substantial shed incorporating a studio, office, bathroom and storage, alongside extensive garage and workshop space. Well

TYPE: For Sale

INTERNET ID: L41829319

SALE DETAILS

Price Guide:

\$1,650,000 -

\$1,795,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

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Adam Gambrill

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fenced paddocks, quality stockyards and additional shedding provide immediate functionality for livestock, hobby farming or lifestyle pursuits.

Offering the perfect balance of luxury, versatility and rural productivity, 'Myall' presents a rare opportunity to secure one of Grenfell's finest lifestyle holdings.

Features

- 40.79ha* (100 acres*) of productive lifestyle land
- Modern four bedroom residence with multiple living zones
- Master suite with walk in robe and private ensuite
- Expansive open plan kitchen, dining and living area
- Covered alfresco entertaining area with pizza oven
- In-ground swimming pool with picturesque rural outlook
- Substantial shed incorporating studio, office, bathroom and storage
- Oversized garage and workshop with extensive vehicle accommodation
- Approx. 120,000L rainwater storage plus town water connection
- Quality stockyards, horse facilities and well-fenced paddocks
- Sweeping panoramic views across the surrounding countryside
- Conveniently located just minutes from Grenfell

Approx 30ha currently under wheat crop, offering immediate productivity and income potential*

A property of exceptional quality and versatility, offering the perfect balance of luxury country living and productive rural opportunity.

To request a copy of the contract of sale, book your inspection, or learn more about 'Myall', contact listing agents Adam Gambrill on 0417 533 453 or Scott Catlin on 0403 968 384.

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.

*Approximately

- Land Area 40.79 hectares
- Bedrooms: 5
- Bathrooms: 4

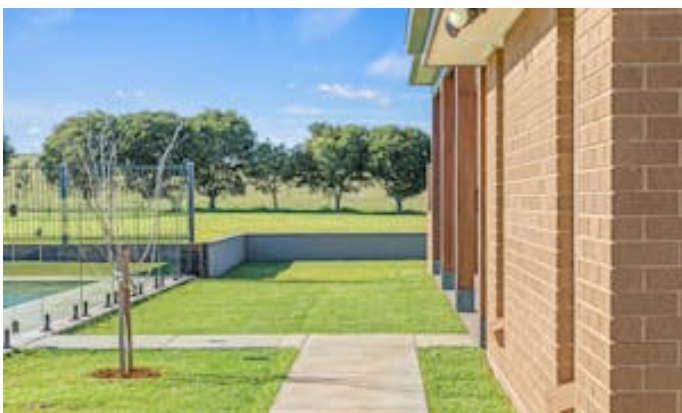


HOMESTEAD

Bedrooms	5
Bathrooms	4



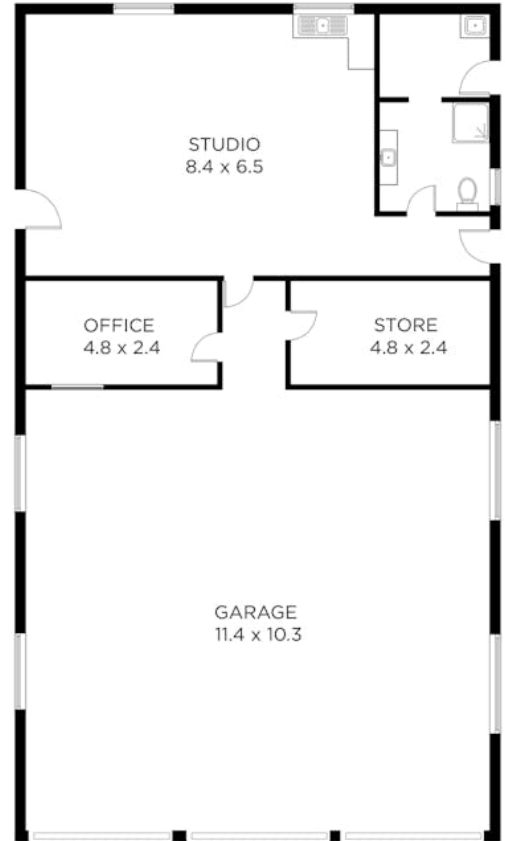








89 Lynchs Ln, Grenfell



(NOT IN POSITION)

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.



Emms Mooney