



Pheasants Nest, 220 Mockingbird Road

'Bullima Park Estate" lifestyle living on 39.5 ac

Bullima Park offering 39.5 acres of flat land, with a mixture of cleared and natural vegetation inviting native wildlife with an abundant and diverse birdlife population. The property generates a passive income of \$60,000.00 (annually) from one telecommunications tower with long term lease and yearly increases. The main residence is a well-maintained 5-bedroom home with a new salt water inground heated pool. The large studio separate to the home offers flexible and versatile living. The flat land is ideal for horses, cattle or sheep having previously been used for training horses for harness racing with a functioning 600m training track. The ideal lifestyle property with easy access to the freeway and security in quiet cul de sac. Zoned primary Production, ideal DA application for market garden or poultry sheds. The pheasants nest area is renowned as being a strong equine area.

Features include:

- Well maintained and presented 5 bedroom home



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For Sale
\$2,800,000

View
ljhooker.com.au/47BHV8

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- Designer kitchen with soft close Kitchen.
- Combustion fireplace, air conditioning excellent kitchen
- Bathrooms ensuite are in excellent condition.
- Separate studio area, ideal retreat for flexible living
- Double garage with attached workshop
- 3 phase power with Solar power reducing power bills.
- Stunning inground saltwater pool with electric heating system
- Farm shed for storage of tractors and equipment.
- 2 x horse stables and 2 x dams
- 3 x Multiple rainwater tanks
- Located at the end of cul-de-sac with limited traffic and security.

The geographical location is ideal for quick access from the Sydney metro area, or to the stunning beaches of Wollongong and the historic township of Picton, Southern highlands, Bowral and Berrima. Properties of this size and attributes are difficult to find.

More About this Property

Property ID	47BHV8
Property Type	House
Land Area	39.5 acre

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