



Ben Bullen, 3017 Castlereagh Highway

Superb Opportunity – 80.97 Hectares (200 Acres)

A well established prime beef cattle enterprise located on the edge of the Gardens of Stone National Park. The property is heavy on quality infrastructure and set on 2 clear titles.

The homestead was constructed in 2009 and is a comfortable brick veneer design with generous living spaces and wrap around verandahs. There is also new paint, blinds, and floor coverings throughout.

The conventional floorplan offers 4 spacious bedrooms including a large master suite with walk-in robe and ensuite, a colonial style kitchen with stainless steel appliances and walk-in pantry, a large open plan living and dining room with cosy wood burner, a formal lounge room, a study, and a modern main bathroom. The home is equipped with a 6.6kw back to grid solar energy system, and has an attached double length garage.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LAND 80.97 ha

For Sale

\$2,200,000

Contact

Jamie Giokaris

0418 201 028

jgiokaris@ljlithgow.com.au

Blake Edgell

0434 579 426

bedgell@ljlithgow.com.au

LJ Hooker Lithgow
(02) 6351 2548

Improvements include:

- * Ample tank water
- * 7 dams & frontage to permanent Jews Creek
- * Steel cattle yards with race & crush
- * Improved pasture & quality fencing
- * 12m x 7m -4 car garage & workshop
- * 6m x 6m double garage
- * 9m x 6m caravan port
- * 13.5m x 10.5m hay shed
- * 12.5m x 11m hay shed
- * 12m x 10m machinery shed
- * 1 bedroom cabin (with tenancy in place) perfect for short term accommodation or extended family

The property is conveniently located just 33.2 kilometres from Lithgow and only 93.3 kilometres from the Mudgee wine region. A comfortable 2.5 hour drive from Sydney.

More About this Property

Property ID 1GQ8F9X

Property Type Lifestyle

Land Area 80.97 ha

Jamie Giokaris

Principal & Licensee | jgiokaris@ljhlithgow.com.au

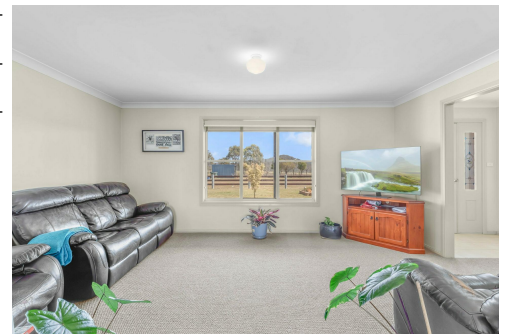
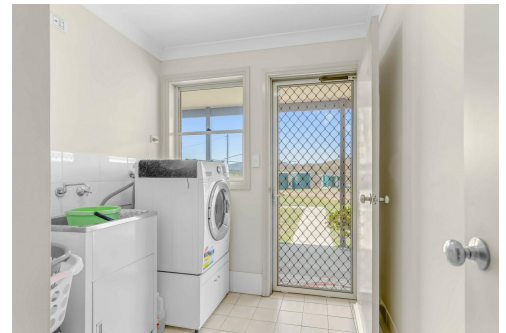
Blake Edgell

Sales Agent | bedgell@ljhlithgow.com.au

LJ Hooker Lithgow (02) 6351 2548

201 Main Street, LITHGOW NSW 2790

lithgow.ljhooker.com.au | enquiries@ljhlithgow.com.au



LJ Hooker Lithgow
(02) 6351 2548

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

3017 Castlereagh Highway, Ben Bullen



Please Note: The above dimensions are approximate and are intended to be used as a guide only.
Interested parties are urged to rely on their own enquiries.