



100 Powderly's Road, Young

## "Pleasant View" 174.5 Acres\* With Stunning Views in Every Direction

Offered for the first time in 34 years, Pleasant View is a rare holding that captures the essence of country life &mdash; panoramic views, fertile soils, reliable water, and a beautifully designed homestead that feels as timeless as the landscape itself.

Set across approximately 174.5 acres in the heart of the Hilltops region, this property has been meticulously cared for by the same family for over three decades. It has long been the home of a renowned sheep stud &mdash; a testament to its productivity, infrastructure, and the quality of the land itself.

Pleasant View offers the perfect blend of natural beauty and practical functionality providing an exceptional opportunity for those seeking a serene yet accessible retreat that is the ideal setting for your agricultural ambitions or simply a peaceful country escape.

### The Setting.

Nestled amidst gently undulating hills, Pleasant View lives up to its name, offering breathtaking 360-degree vistas that change with the seasons &mdash; from golden harvest hues to lush green pastures after rain. Despite its privacy and rural tranquility, the property is only



LAND 70.41 ha

### FOR SALE

Please Call

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



8km northwest of Young, and within comfortable 2-hour reach of Canberra, Wagga Wagga, Bathurst, Orange and 4 hours from Sydney.

This is rural living with real connection &mdash; close enough for weekend visits or remote work, yet far enough to enjoy the benefits of a rural lifestyle.

#### The Homestead:

Architecturally designed for comfort, light and landscape connection, the homestead was fully renovated and extended from 2008 under the guidance of Southern Highlands architect Richard Rowe. The result is a warm, inviting home of approximately 274m<sup>2</sup>; with generous living zones and a northern orientation that maximises natural light and sweeping views.

#### It features

Beautifully equipped custom designed kitchen with oak timber cupboards, a movable center island with storage in drawers and tiled floor. The open plan looks over the carpeted dining and living areas.

French doors connect the living area to a spacious sunroom with timber floor that runs along the whole of the northern side of the home.

The sunroom has bifold Stegbar glass doors which open on to a large deck to incorporate the northern aspect and views.

Two offices, one facing east and the other west, both look out to the garden. Each with custom-built shelving and cupboards.

The house extension is attached to the entrance foyer by a tiled sun filled living room with under floor heating installed. Windows look east and west to courtyard gardens with pergolas.

4 bedrooms, 3 with built ins and the master with a large walk-in robe, and mirrored nook area.

The spacious spa bathroom has a twin shower, toilet and basin with underfloor heating installed. A separate toilet with wash basin is adjacent.

Both areas of the house have evaporative cooling, gas heating, each with a slow combustion fire fueled by timber from the property. The insulation in the ceiling is made from pure wool batts.

#### Garden:

Surrounding the homestead is a professionally designed garden with extensive views in all directions from its elevated position &ndash; a perfect setting for family gatherings, quiet reflection or summer evenings on the deck.

#### Water Security:

Bore sunk to 83 meters in 2006 and can pump 28,800lts\* per hour, the bore pumps to a 20,000lt holding tank in the southern garden area this is attached to a pump that sends water to all troughs in paddocks and yards. Water from this tank is used to water the garden and lawns using an automatic irrigation system with pop ups installed by Powderly's Pumping and Irrigation.

There is also 120,000 lts\* of freshwater storage and a seasonal creek on the southern edge of the property.

Average annual rainfall of around 600 mm underpins the property's dependable pastures.

#### Rural Infrastructure:

##### Wool shed:

Purpose built 2 stands with raised board, equipped with a Lister shearing machine. Concreted wool handling area has a roller door that opens to the shed yard and roller door to adjacent 'wool room" with wide built-in shelving.

Grating for holding sheep under cover divided into adjustable steel pens that can hold 85 adult ewes in full wool. Gates inside the shed are functional and a movable race can be made inside the shed for checking sheep, classing under cover in bad weather.

Large workroom with work bench, mezzanine storage, secure

chemical room with lockable door to exterior of the shed.

#### Sheep Yards:

Fully functioning Arrow semi-permanent Australian galvanised steel sheep yards with 3 races. Each set up to draft sheep, one with adjustable loading ramp and Arrow Sheep Handler attached at side of the loading race.

The main working race, concreted within the race and the wide walkway next to it, is shaded by White Cedar trees that keep the working area cool in the summer heat. All races have a lead up area for smooth flow of sheep, and the yards all connect with excellent holding areas.

Large 3 bay galvanized shed: (11m x 8.5m) erected in 2014

Concrete flooring, power, 3 roller doors with one bay large enough to store a caravan.

#### Machinery Shed:

18.3mx 6.1m, with galvanized iron roof and walls, open front, steel frame, timber purlins, earth floor. Small timber stable attached.

#### Grain Silos:

1 x HE Silo 1200 S sealed silo with thermal fumigation holds approx 35 tonnes of wheat, smaller silo holds approx 12 tonnes of wheat.

#### Hayshed:

12.2m\* x 12.2m\*, galvanized iron roof, steel frame, fenced on all sides and has a capacity of approximately 75 round bales.

#### Fencing:

Good condition and stock proof, boundary fencing all secure and well maintained.

#### Railway Carriage:

This is located in the garden; it is believed to be an inter-urban IHO brake van with space for the guard and mail. The carriage has two large compartments with hooks on the wall for mail bags. Power is also connected, water for a toilet and basin and a dog box at the rear.

#### Topography and Soils:

Undulating landscape with fertile granite loam-based soils. The property runs down to McHenry's Creek which forms the southern boundary.

Timbers includes Box, Gum and Kurrajong, there are outcrops of granite boulders in some paddocks.

#### Paddocks and Pasture:

Management of paddocks has been done in consultation with an agronomist over the years.

Paddocks were first sprayed out and fallowed before being sown to grazing oats for two years prior to sowing pasture.

Pasture sown over the years includes a mix of Coxfoot, Phalaris, Clover and Fescue. Lucerne sown in two northern paddocks.

Weeds have been monitored and controlled as required.

#### Biosecurity:

Pleasant View has maintained exceptionally high biosecurity standards, has never had lice, foot rot, Ovine Johnes Disease (O.J. D.) or Brucellosis.

The stock and property have met stringent veterinary testing, assessment and accreditation for both these over the years.

All sheep born on the property have been vaccinated for preventable diseases. The enterprise has consistently met stud-level biosecurity assurance standards.

#### The Opportunity

Pleasant View offers an enviable combination of seclusion and accessibility. Whether you're seeking a productive small farm, a base

for a family-run rural enterprise, or a peaceful haven to raise children close to nature. With its comprehensive infrastructure, architectural homestead, and magnificent views, Pleasant View stands as one of the Hilltops region's most complete rural offerings. The property has been run as a successful sheep stud for the past 30 years, with all the infrastructure in place to continue this, or it can accommodate many other rural possibilities. The choice is yours! Pleasant View will not disappoint on inspection and only becomes available due to the current owners retiring and pursuing other interests.

The property is for sale via public Auction on Friday the 28th of November at 11am On Site.  
To register your interest and to inspect

### MORE DETAILS

Property ID	BC9H6T
Property Type	Lifestyle
Land Area	70.41 ha
Including	Study
	Ducted Heating
	Evaporative Cooling
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced

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APPROX : TOTAL AREA 274 m<sup>2</sup>

DISCLAIMER: Plans are artist's impressions only and intended as an approximate guide. Plans may not be drawn to scale.

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