



Young, 373 Milvale Road

The Perfect Lifestyle Block "Kambah" 33acs* On The Door Step Of Town

Extremely rare offering to the market is this unique property that offers the privacy and serenity of a rural lifestyle yet only 5 minutes* to the town centre. Ideally located on the Western side of town Kambah is positioned high on the hill with stunning views in every direction. 'kambah' consist of approximately 33 aces* in the perfect location.

4 bedrooms plus office family home in an elevated position with great views.
Renovated kitchen, open plan living, high ceilings, reverse cycle Air Conditioning.
Art Studio with air conditioning, fans, laundry tub, water tank and pump.
Cost effective Solar panels, brand new zincalume roof 2023.
Excellent water with equipped well that pumps to a header tank then reticulates to numerous troughs, 157,600lts* of fresh water storage.
Shearing shed (18m x 12m)* with fixed 2 stand raised board with 2 Lister overhead shearing plant.



LAND 33 acre

For Sale
\$1,600,000

Contact
Christian Rowan
0427 102 458
christian.rowan@ljhooker.com.au



LJ Hooker Young
(02) 6382 2991

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.

Open sided gable shed (23m x 16m)* power connected with attached (23m x 8m)* skillion shed.

3 car garage with extra bay, workshop shed (7m x 5m)*, 3 bay machinery shed (12m x 9m)* with sliding doors, covered horse shelter (8m x 5m)* and (11m x 5.5m)* open-front skillion shed.

"Kambah" has huge upside Subdivision potential with current zoning allowing for 2/ha* (5cs)* lots.. parcels of land this size so close to town are extremely rare and is an opportunity not to be missed.

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contact for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.

Any aerial or location photos are shown for illustration purpose only and should not be relied upon for their accuracy. The boundaries are only approx. and all interested parties should make their own enquiries to determine whether or not this information is, in fact, accurate.

*(approx)

More About this Property

Property ID	B65H6T
Property Type	MixedFarming
Land Area	33 acre
Including	Air Conditioning Workshop Fully Fenced

Christian Rowan 0427 102 458
Principal | christian.rowan@ljhooker.com.au

LJ Hooker Young (02) 6382 2991
2-4 Short Street, YOUNG NSW 2594
young.ljhooker.com.au | young@ljhooker.com.au



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.

LJ Hooker Young
(02) 6382 2991