







433 Maimuru SS Road Via, Young

"Rosevale" 235acs* With Stunning Views In Every Direction

"Rosevale is a rare holding that captures the essence of country life — panoramic views, fertile soils, reliable water, and a fully renovated spacious family home that has nothing to do except move in.
Set across approximately 235acs* acres in the heart of the Hilltops region the property 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 "Rosevale offers breathtaking 360-degree vistas that change with the seasons — from golden harvest hues to lush green pastures after rain. Despite its privacy and rural tranquility, the property is only 10km* northwest of Young, 3-minute* drive to Maimuru Public School (K-6) and within comfortable 2-hour reach* of Canberra, Wagga Wagga, Bathurst, Orange and 4 hours from Sydney.
This is rural living with real connection — close enough for

LAND 95.38 ha

FOR SALE
$2,400,000.00

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weekend visits or remote work, yet far enough to enjoy the benefits of a rural lifestyle.

The house is of modern design and has been completely renovated over the past 12 months. It is approximately 300m2 under roof and features the following:

· Spacious main bedroom with Walk-in robe and modern ensuite.
· Open plan living, separate lounge room, powder room and walk-in pantry
· Modern kitchen with Stone benchtops, 900mm gas cooktop, 600mm oven and dishwasher.
· New carpet blinds and fresh paint throughout, 3 other bedrooms with built-in robes,
· North facing sun drenched covered deck with stunning views of the surrounding hills.
· Excellent heating and cooling with ducted gas heating, wood heating E/vap A/C and several new wall mounted R/C Air Conditioners
· New roof, and all walls and ceilings are now insulated
· Covered alfresco area off the kitchen with a stunning Easterly aspect.

Infrastructure:
· Machinery shed: 42m* x 12m*, 7 x 6m* bays, 6m High* including 2 bay enclosed workshop with concrete floor and 2 roller doors, power and lights
· Cattle yards: Holds 75-100 head* covered crush (sheep compatible)
· B-double access
· Older sheep yards with container shearing shed
· Hayshed
· Carport close to the house
· Solar Panels

Annuel Productivity & Yields:
· 235 acres* with excellent fencing, divided intro 9 paddocks plus lane way and smaller house paddock.
· Canola Yields: 2-2.5t/ha
· Wheat Yields: 3.5-5T/ha
· Hay: 100-200 rolls annually
· Fattened cattle: 50 head annually

All paddocks have had a total of 5t/ha of Lime over the last 4 years, as well as the following:
· Map 120kgs/ha with sowing annually
· Urea 100-150kgs/ha annually
· Gran-am 150kgs/ha on Canola crops
· Single Super 250kgs/ha 3 years ago

2026 Cropping Program:
· 34.1 h/a Of Brighton grazing wheat
· 14.4 H/a of Captain grazing Canola
· 15.9 H/a of straight Lucerne (Variety GTL 60)
· 15.1 H/a of a pasture mix of Clovers, Lucerne and grasses

Water:
· Bore which pumps to 2 tanks with a total capacity of 132,500lt
· House rainwater tank – 110,000lt plus 5,000lt tank on hay shed
· 4 dams
· Water troughs to paddocks without dams.

The Opportunity:
Rosevale 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

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close to nature. With its comprehensive infrastructure, stunning renovated homestead, and magnificent views, Rosevale stands as one of the Hilltops region's most complete rural offerings.
The property has been run as a successful back grounding and cropping enterprise with all the infrastructure in place to continue this, or it can accommodate many other rural possibilities, the choice is yours!

Rosevale will not disappoint on inspection and only becomes available due to the current owners pursuing other interests.

Inspections by appointment contact the selling agent Christian Rowan on 0427 102 458

- (approx)

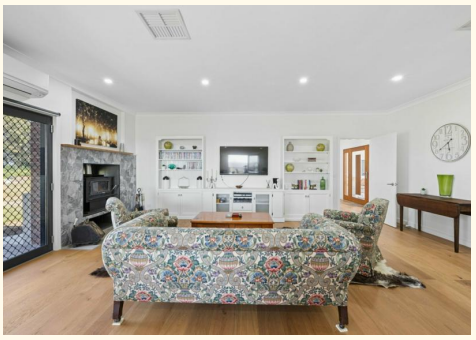
Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its 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.

MORE DETAILS

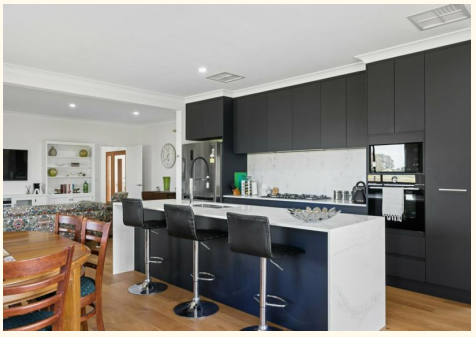
Property ID	BPWH6T
Property Type	MixedFarming
Land Area	95.38 ha
Including	Air Conditioning Evaporative Cooling Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced











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APPROX : TOTAL AREA 300 m²

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

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