



408 Bara Rd, Bara



"BESSBOROOK"

Property Sold

Nestled in a fertile valley just 25km's east of Mudgee is this gracious country homestead, set on 168.45 productive acres with top quality infrastructure. An outstanding lifestyle property catering to those seeking contemporary comfort, idyllic natural beauty, and exceptional tranquillity. Offerings such as these rarely present themselves, an incredible opportunity to get into this generative and tightly held area.

House:

Traditional modernized Australian homestead

Spacious 3 bedrooms (2 containing combustion fireplace)

Comfortable living area with combustion wood fireplace and reverse cycle air conditioning

Functional kitchen with quality electrical appliances

Eccentric renovated bathroom

Sundrenched sunroom currently utilized as office

Satellite NBN broadband

Polished timber floorboards

Cottage:

1 bedroom guest cottage with open fire

Fully renovated with floating floorboards

Independent electricity and water supply

Potential for short term accommodation

3 bedrooms 1 bathroom 4 car spaces 68.17 ha

Price	SOLD
Property Type	Residential
Property ID	145
Land Area	68.17 ha

AGENT DETAILS

Tyler Lawson - 0448 862 659

OFFICE DETAILS

Mudgee
73 Church Street Mudgee NSW 2850
Australia
02 63721442



Property features:

2 Bay, electrically powered shearing shed with independent water tank

Operational steel stock yards with head bale and loading ramp

9m x 9m Hay and machine shed

68.17ha./168.45acres of the perfect balance of alluvial flats, escarpment cliffs, open grazing, and natural timbers

Water sources – Bara Creek, 2 equipped bores, a dam, 4 tanks and 6 troughs

Divided into 15 paddocks with water available in all

Boundary and internal fencing all in good condition

Manicured lawn with established garden and mature fruit trees

Workshop, garden shed and outdoor entertaining area with pizza oven

Situated close to Mudgee, Rylstone and Lue

For sale by Openn Negotiation (flexible conditions considered via online auction).

Openn Negotiation is underway, and the property can sell at any time. For further details or to arrange an inspection contact Tyler Lawson 0448 862 659.

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