



8927 Kings Hwy, Mulloon

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## Inspect Now - We have interest!

"Maxfield" is set over approximately 118.2 hectares of grazing and bushland and offers a fantastic rural lifestyle. It could be your weekender or place to call home with only 15 mins from Bungendore, 20 mins from Braidwood, and 1 hour to the coast. Opportunities abound, run cattle or horses, ride bikes and buggies or simply enjoy the lifestyle.

This property can offer a self-sufficient life for you and the family. The land is attractive. The undulating granite and sandy loam soils along the front of the property provide good pasture while small stands of trees provide shade and protection and add beauty to the landscape. Water is a striking feature of "Maxfield" with 10 dams spread throughout the property including the two large dams servicing the house, orchard, and grounds in the home paddock. There has been water catchment contouring in the front paddock, and springs service some dams. There are 6 paddocks with fencing in place however there has been limited livestock for many years. Due to the lack of stock, there is strong and healthy plant and pasture growth. A stand of tall pines protects the old cattle yards. It is a perfect place to put in new yarding, as paddock fence lines are designed to lead to this area.

The property also backs onto Scott's Nature Reserve which will provide weekends of fun bushwalking and exploring. The residence was built in 1986 and has good bones with Clinker brick veneer and Colorbond roofing for water collection. The home has a verandah all around, 3 bedrooms, two bathrooms, and a country kitchen complete with a fuel stove. It is ready for a fresh renovation but certainly liveable as is. The house is surrounded by established gardens and a fenced veggie patch. A huge dam supplies water to a header tank which gravity feeds garden water sprinklers and taps. There is also a large 18 x 10m meter shed and a garden shed, a 100,000 Ltr fresh rainwater tank, and two 25,000 Ltr rainwater tanks off the shed. Not often does a property of this size with such a lovely outlook and a house perfect to update come to market. I suggest early inspections are necessary if you want the chance to catch

3 1 8 118.20 ha

<b>Price</b>	SOLD for \$1,600,000
<b>Property Type</b>	Residential
<b>Property ID</b>	851
<b>Land Area</b>	118.20 ha

### Agent Details

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### Office Details

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this one before it is snapped up.

Call Ben Stevenson on 0467 046 637

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