



## 6883 Castlereagh Highway Ilford NSW

10 5 11

Perfectly situated on a stunning 70.45 hectares (approximately 174 acres) just 3 hours from Sydney and approximately 57kms from Mudgee.

Currently returning \$630 per week with opportunity for growth with the rental of cottage 2 which is owner occupied. This property is ideal for an investor, large family wanting a weekend retreat, weekend stays, or whatever the heart and mind desires.

Farm House - Currently rented at \$220 per week

- 3 bed 1 bath weatherboard farm style home
- Well appointed modern kitchen with dine in meals area
- Separate lounge area with reverse cycle A/C
- Very neat and tidy house yard, established with trees & double carport

Cottage 1 - Currently rented at \$220 per week

- 3 bed 2 bath open plan kitchen/living approximately
- Spacious master bedroom with ensuite
- Modern ensuite with shower, vanity and toilet
- Spacious L shaped living area plus separate dining area
- Large modern kitchen overlooking dining area

**Price** : \$ 850,000  
**Land Size** : 70.45 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/ilford/residential/rural/5659584>



**David Goldring**  
02 6372 2222



**Alyse Pilley**  
02 6372 2222