



## 446 Ilford Hall Road Ilford NSW

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Looking to escape from city living? Or just wanting that extra acreage and distance between the neighbours? This is the ideal property and perfectly suited to weekend getaways or permanent living.

- Spacious three bedroom family home with two bathrooms and multiple living areas
- Air-conditioning and wood fire heating to ensure comfort all year round
- Updated kitchen with dishwasher
- Main power connected
- Loads of shedding and undercover parking including a single carport attached to the house, 9x6m enclosed shed with 9x3m awning and a huge 7x17m shed with an enclosed workshop. Both sheds have power connected.
- Water storage is via approx 70,000 litres of tank water and 2 dams

### BONUSES

- Just over 100 acres of gully and bush to explore
- Located under 40 mins to Mudgee and 20 mins to Rylstone
- Tar sealed road frontage

**Price** : \$ 385,000  
**Land Size** : 40.54 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/ilford/residential/rural/5659974>



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