



936A Putty Valley Rd, Putty



Putty Valley Farm

This stunning rural acreage is located in the beautiful Putty Valley. Set upon approximately 100 acres (40.62 hectares) of Australian countryside mixed with pasture improved acres, making it suitable to run livestock of your choosing! Ideal for horses or cattle, the slightly undulating paddocks come complete with stock proof fencing, dams and creek frontage. The property is divided into 6 separate paddocks with water supply from the switch of a button.

The 2-bedroom house is very comfortable and exudes a country charm of its own. With some creative refurbishing the house could shine like a new diamond! This quaint cottage comprises open plan living and has a slow combustion fireplace for the winter months, a dining area, bathroom, internal laundry with additional toilet and a country kitchen with electric stove.

Both bedrooms have split system reverse cycle air conditioning and the home has high ceilings. An undercover front verandah is the perfect place for relaxing, listening to the sound of the bubbling creek which adjoins the property on the northwestern boundary. NBN satellite internet is connected and allows mobile Wi-Fi calling and messaging.

The property has various out buildings including sheds, a glamping tent and animal shelters. There is also an option to purchase a really cool Tiny home on-site which has great potential for anyone looking to carry out an Air BNB venture! The Tiny home is fully self-contained with a composting toilet system & shower and off grid set up. The solar & battery system has more

2 1 40.62 ha

Price	SOLD
Property Type	Residential
Property ID	253
Land Area	40.62 ha

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than ample power to ensure comfortable sustainability.

Adventure over the vast countryside making your way through the paddocks and bushwalk through the stunning mountain bushland landscape that surrounds.

There is a set of mobile cattle yards with loading ramp, crush and holding yards which the owner will consider selling as an optional purchase.

Located within a 2-hour drive from the centre of Sydney CBD and the property is within one hour's drive from Windsor!

Whether you are looking for an ideal farming property to call home or a well-established weekender! The choice is all yours! You may even decide to build a new dream home! With the arability of the land and prime acres at hand, this property has all the ingredients of a rural country lifestyle to die for!

Contact Musgrove Realty today to arrange your own private viewing of 'Putty Valley Farm'

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