



175 Mowbray Park Road PICTON, NSW



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### 30 Acre ???Country Retreat??? with income.

Set amongst picturesque parklike gardens this wonderful property offers a unique lifestyle. Enjoy 30 acres of improved pastures, distant country views, established horse facilities and 3 homes!! - Main Homestead, 2 B/R managers and 1 BR workers cottage allowing a steady income stream whilst you enjoy the privacy of your own home and the many country pursuits you may desire.

- Pasture improved 30 acres, sweeping country views!
- 3 homes - 4-5 BR Main residence, 2 BR Managers, 1 BR Workers cottage
- Parklike country gardens, ample water from large dam and numerous tanks
- American style 3 bay barn, 2 KW solar power full size riding arena
- Substantial fencing and laneways 7 paddocks, 6 horse yards
- Vegie patch, fruit orchard, chicken coup and dog kennels

Located in a sought after region, approximately 8 minutes drive the historic township of Picton & and only 1hours drive to Sydney CBD. There are many prestige properties in this area having lush fertile countryside for grazing and farm production.



**Gerard Smith**