



568 Tickner Valley Road Marulan, NSW

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## Paramount Country Living on 159 Acres

This delightful farm will certainly impress sitting on over 159 acres, set back off the street in a private location this property will be highly sought after in today's market place.

Just a small step from your front door, this magnificent 3 bedroom full brick home situated on 159 acres offers views second to none.

The property allows for the perfect rural hideaway with approximately 60 acres of cleared level flat top paddocks to natural bushland and multiple dams, the perfect setting.

- Superb 3 bedroom home on 159 acres
- Excellent huge shed with accommodation, mezzanine storage for workshop.
- Other sheds could well be converted into stables, and riding tracks throughout property.
- Steel yards and ramp
- Very large area semi cleared and some regrowth
- Excellent potential and only about 1 and a half hours Sydney and close to Goulburn.



**Mike Wiltshire**

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