



## 99 Acacia Drive Rylstone NSW

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Nestled in the sought-after Rathdowney Estate on the town fringe of Rylstone, this captivating 2ha (almost 5 acres) property offers stunning panoramic rural views and offers a near-new residence featuring an open plan layout and a charming front verandah, ideal for relaxing and enjoying the scenery.

- Two spacious bedrooms with built-in wardrobes and ceiling fans
- Open plan living and dining area with wood fire
- Modern kitchen with ample storage
- Well appointed bathroom with separate W/C
- Front verandah, ideally situated to capture the breathtaking views of Coomer Mountain
- Connected to town water supply
- 7 x 9m powered shed inclusive of a workshop and an additional carport
- 1x large dam
- Fully fenced yard is a blank canvas ready to be landscaped or leave as is for easy maintenance
- Located approximately 3 hours from Greater Sydney and 45 minutes from Mudgee

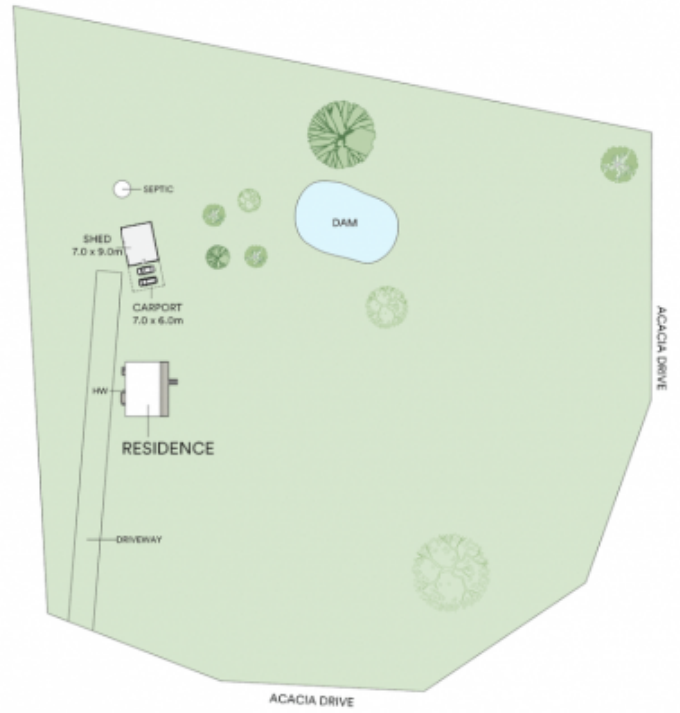
**Price** : GUIDE \$820,000  
**Land Size** : 2 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/central-west/rylstone/residential/acreage/semirural/7997186>



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All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.