

## 111 Port Macquarie Road Rylstone NSW

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Escape to 111 Port Macquarie Road, where 100 acres of pristine landscape meets modern comfort. Enjoy sweeping views of the Capertee Valley, a haven of native bushland, and a beautifully designed contemporary home. Whether you're searching for your next family home or the ideal farm stay retreat, this property is a must-see!

**Price** : GUIDE \$1,200,000  
**Land Size** : 40.04 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/central-west/rylstone/residential/rural/8085703>

- Impressive four bedroom brick veneer residence
- Primary bedroom with spacious ensuite and walk in robe
- Three additional bedrooms all with built in robes
- Modern kitchen with ample storage throughout
- Generous space for entertaining with a variety of open-plan living areas
- Well appointed main bathroom and separate W/C
- Stay comfortable year round with wood heater, split system air conditioning and ceiling fans
- Mains power connected with back to grid solar system
- Featuring a 7x12m colourbond shed and securely fenced house yard
- Water is plentiful with 2 dams and approx 50,000 litres of freshwater storage
- Surrounded by picturesque landscape and breathtaking views of nearby escarpments



**Sara Perry**  
02 6372 2222



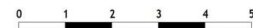
**Olivia Dwyer**  
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<https://www.thepropertyshop.com.au>



ADDRESS: 111 PORT MACQUARIE ROAD, BOGEE

**TOTAL: 160 m<sup>2</sup>**  
**FLOOR 1: 160 m<sup>2</sup>**  
**EXCLUDED AREAS: COVERED DECK: 37 m<sup>2</sup>, DECK: 8 m<sup>2</sup>, VERANDA: 13 m<sup>2</sup>, VERANDA: 23 m<sup>2</sup>**



**DISCLAIMER: FLOOR PLANS AND SITE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.**  
**ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENTS.**