



UNDER CONTRACT

“YALLAMBEE” 52 ACRES

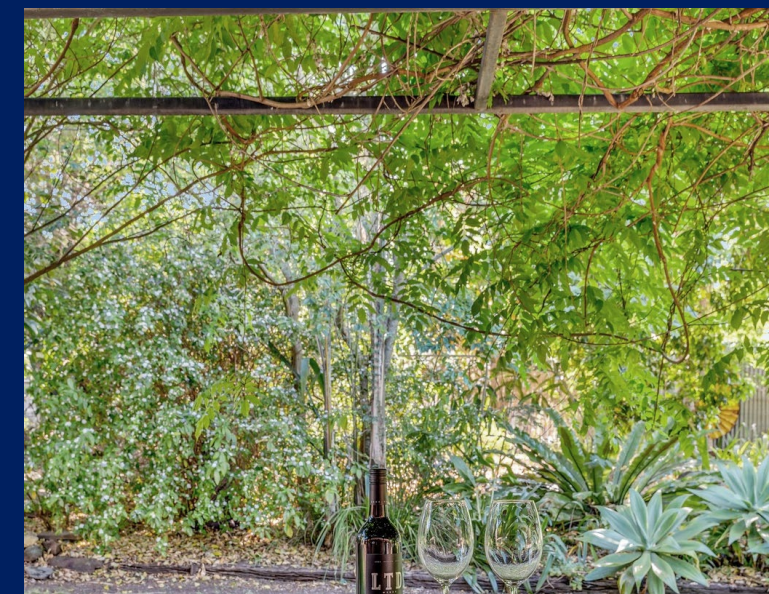
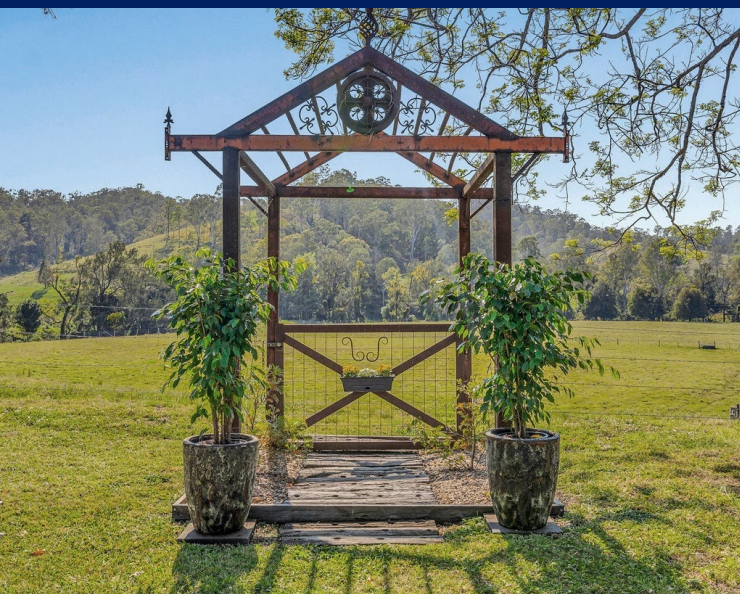
“YALLAMBEE” 52 ACRES

Escape to the ultimate rural lifestyle with this stunning 52-acre property that features approximately 500 metres of reliable Eden Creek frontage, top-quality infrastructure, and a beautifully designed family home built for entertaining. Surrounded by picturesque gardens and lush paddocks, the spacious four-bedroom residence offers bright, airy open-plan living spaces, two modern bathrooms, and a sleek contemporary kitchen equipped with both electric and gas cooking. Crafted with indoor-outdoor living in mind, the large covered entertaining area overlooks a sparkling in-ground swimming pool and the tranquil countryside beyond, making it an ideal spot to relax and host guests all year round.

Additional highlights of the home include a 4.9kW solar system and a sizable five-bay shed featuring a workshop and a “man cave” space. The original dairy has been tastefully converted into a comfortable self-contained cottage, perfect for guests, extended family, or potential extra income.

The property is exceptionally well-equipped for livestock and rural pursuits, with approximately 500 metres of frontage to Eden Creek and 11 well-fenced paddocks. The improved pastures, including Rhodes Grass and Setaria, support a carrying capacity of around 25 to 30 cows plus progeny. Infrastructure suitable for sheep or horses is in place, along with a machinery shed featuring an undercover cattle crush, steel cattle yards, a small piggery, a chook pen, a vegetable patch, a dam, and ample water tanks. A pressure pump supplies water to six troughs from the creek.

Offering the perfect combination of comfort, productivity, and lifestyle, this impressive property provides everything needed to enjoy the best of country living. Properties of this caliber are rarely available, so an inspection is essential to fully appreciate the beauty and potential this property offers. Contact Lance today on 0455 589 932.



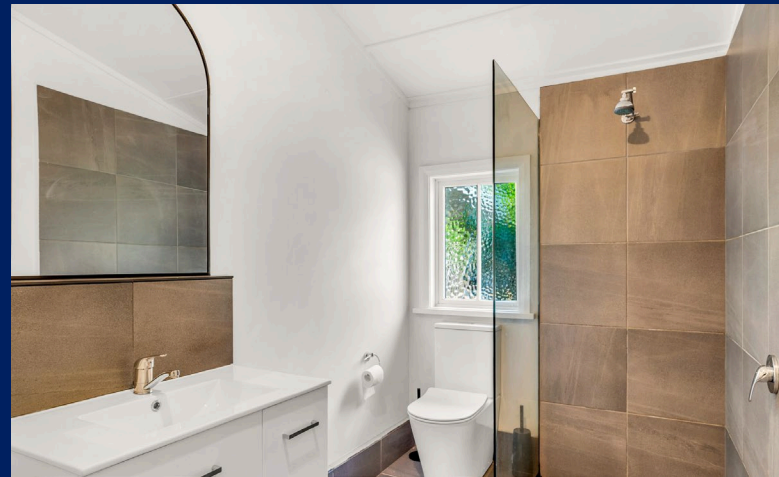




















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306 Eden Creek Road, Wyneden



**APPROXIMATE
AREAS**
INTERNAL: 604m²
EXTERNAL: 375m²



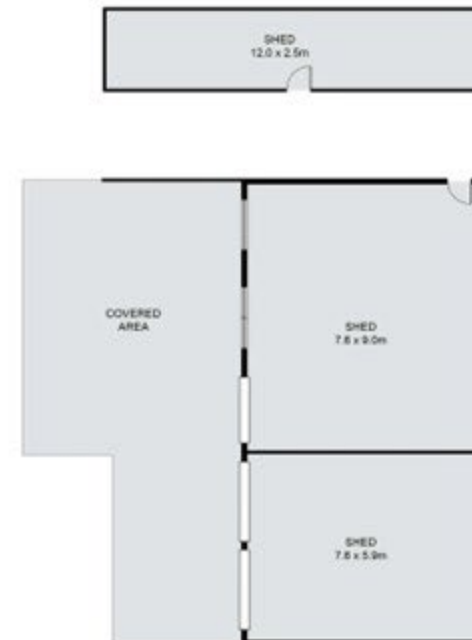
SHED 2 : 155m²
(NOT IN POSITION)



MAIN RESIDENCE : 151m²



SHED 3 : 87m²
(NOT IN POSITION)



SHED 1 : 147m²
(NOT IN POSITION)



STUDIO : 64m²
(NOT IN POSITION)





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