



1 Shirley Road, Ballimore



The Best of Both Worlds on "Shirley"

"Shirley" Magnificent Rural Lifestyle Operating as "Guyson Ranch"

A wonderful country lifestyle and rural escape 36km from Dubbo Situated in a wide open and private valley.

Approx 80.6 ha – 200 acres

- * **Excellent location – situated in a private valley with easy access to State Highway.**
 - * **Tree lined driveway. Seclusion and privacy a feature.**
 - * **3 Bedroom residence with open plan living and modern kitchen.**
 - * **Easily maintained grounds with in-ground swimming pool.**
 - * **Enjoy commanding countryside views.**
 - * **Machinery shed and 3 yards, 5 stables, 3 day yards, Indoor & Outdoor Horse Arena and stallion yard.**
 - * **Spacious open valley with approx. 1km Talbragar river frontage and 2 dams.**
 - * **Water pumped from River.**
 - * **Ideal for cattle and horses.**
 - * **Magnificent rural lifestyle**
 - * **"Shirley" is the ultimate country getaway, stock thrive on fresh river water and with some 150 acres of arable land to graze and crop the potential of this farm is obvious. Within easy reach from Dubbo, the property is simply beautiful on arrival.**
- Asking \$690,000**

DISCLAIMER: All care has been taken in compiling this information provided to us by the Vendor. We act as their Agents only and cannot accept responsibility for errors in descriptions if any. Intending Purchasers should satisfy themselves as to the correctness of all details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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Price
Property Type
Property ID

SOLD
Residential
117

Agent Details

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Office Details

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RURAL PROPERTY CENTRE

