



## 6 Yarraman Road Muswellbrook NSW

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Situated on 124 acres of fertile creek flats, "Brogheda" is an iconic local property. Built in 1903, the homestead is double brick throughout. There are 4 big bedrooms, the main with an ensuite. There is an office and storeroom. The living area is large with a combustion fire and R/C air and there is a second lounge with an open fire. The huge formal dining room has an open marble fireplace and french doors opening to the hall and verandah. The timber kitchen has a dishwasher, electric cooktop and 2 ovens and leads to a big enclosed entertainment area overlooking the property. The homestead has period features throughout including ornate ceilings, polished timber floors, french doors and dado rails. The home has a new roof and insulation installed and all fretwork restored. There is a 5kw solar system and 175,000 litres of fresh water storage and 22,000 litres of creek water to water the lawns and gardens in the fully fenced yard. There is a 5 bay lockable shed with

**Price** : \$ 1,405,000  
**Land Size** : 501810 sqm  
**View** : <https://www.jtsrealty.com.au/sale/nsw/hunter-valley-upper/muswellbrook/residential/rural/7957010>



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