



50 Mangoola Road Denman NSW

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Situated just five minutes from the main street, this 78-acre (31.6-hectare) property is very conveniently located. The land is mostly top-quality alluvial river flats, with Sandy Creek running through the property. There are two fully equipped wells with a 19-megalitre irrigation license, feeding the underground mains and water to the header tank, which supplies water for the lawns, gardens, and cattle troughs. The property is fenced into four paddocks, and there is a set of cattle yards with easy access and a stock dam. The home was built for the vendors and has been lovingly maintained over the years. There are three big bedrooms, with the option to convert the former dining room into a fourth bedroom; two of the bedrooms have built-in robes and ceiling fans. The main bathroom features a three-way design, and there is a second bathroom in the

Type : House
Price : \$1,425,000
Land Size : 78 Acres
View : <https://www.jtsrealty.com.au/sale/nsw/hunter-valley-upper/denman/residential/house/8260101>

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