



**104 Rhyanna Road Goulburn NSW**

A Magnificent 41.5 Ha Property, Excellent Homestead and Infrastructure

Nestled in a beautiful valley, only 10 minutes from Goulburn with sealed road to the gate, the farm features a most attractive Georgian style homestead, sheds to suit multiple needs, rolling green pastures, beautiful stands of bush and scattered mature yellow box, white gum and peppermint ash.

The charming home has three bedrooms, a spacious lounge room, formal dining, family room, spacious modern kitchen, 10ft ceilings, double glazed windows, a 2-way slow combustion wood fire plus reverse cycle air conditioner. There is also a detached studio with ensuite bathroom.

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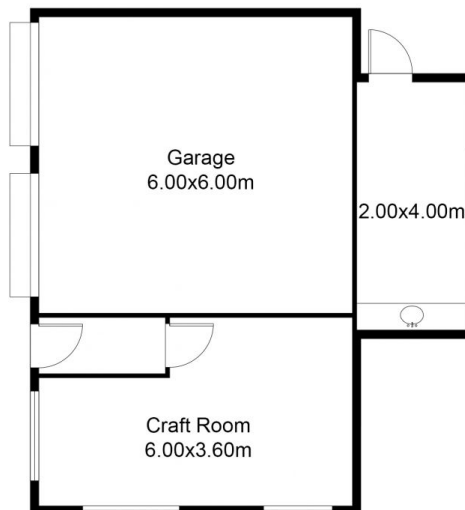
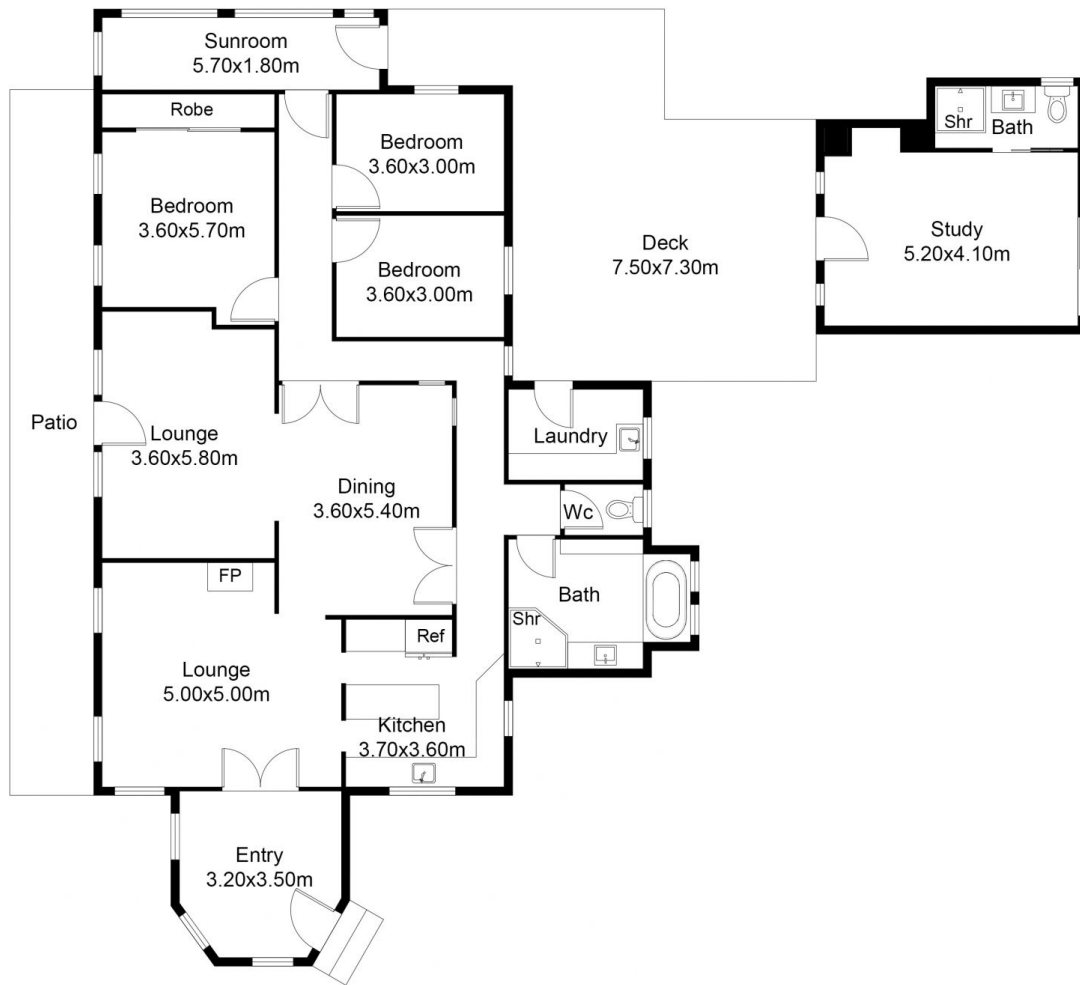
**Price** : \$ 1,817,227

**Land Size** : 102 Acres

**View** : <https://www.angellastorrierrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/rural/7938637>



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## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

# 104 Rhyanna Road

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