

## "Sirius" East Turanville Rd, Scone, NSW 2337

By Negotiation

Lifestyle



### "Sirius" - Scenic Rural Retreat On Scone's Doorstep - Endles

Discover the ultimate lifestyle property - a rare 161-hectare gem known as "Sirius". Situated on East Turanville Road, this idyllic parcel offers breathtaking views of Scone and its surrounding hills, creating the perfect balance of natural beauty and practicality.

**Open for Inspection**

By Appointment.

#### Property Features:

- **Diverse Topography:** A mix of open undulating grazing areas, gullies, heavy timbered sections, open plateaus through to some steeper sections. There are tracks cut through most of the property allowing access
- **Natural Beauty:** Multiple gullies, large open plateaus, hidden waterfalls and an array of stunning flora and fauna.
- **Water Security:** Well-watered with town water connected to a large tank, multiple troughs, multiple dams, and an unequipped bore for all your water needs.
- **Livestock Ready:** Successfully used for livestock grazing. There is a modern set of still cattle yards ready for use.
- **Dwelling Entitlement:** The land is large enough to qualify for dwelling entitlement, with potential for further subdivision, subject to council approval.
- **Endless Potential:** Perfect for those seeking a lifestyle change, hobby farm, or business opportunity. Tap into the growth of the Upper Hunter. Land of this size this close to town is very hard to come by.
- Just minutes from Scone, enjoy peace and privacy while still being close to all essential services and amenities.

An incredible lifestyle opportunity in one of the most scenic locations in the area. If you're looking for a property that offers both natural beauty and practicality, "Sirius" is the one. Give us a call today to organise your inspection.

#### Listed By

Stephen Johnston

