



44 Mills Rd, Towrang, NSW 2580

\$1,790,000

Rural Farm 2  1  5 



A Rare Water-Rich Rural Luxury Lifestyle : 103 Acres : Pool

Welcome to Sylvan Hills, a truly once-in-a-lifetime rural estate where luxury lifestyle, abundant water and natural beauty combine across 42.01 breathtaking hectares, with over 1km of pristine Wollondilly River frontage.

Open for Inspection

By Appointment.

Privately positioned in one of Towrang's most picturesque pockets, this remarkable property delivers the ultimate escape from modern life while still offering every convenience for family living, entertaining, equestrian pursuits or productive farming.

From the moment you arrive, the peaceful sounds of flowing water, native birdlife and sweeping river views create an atmosphere that is impossible to replicate.

The charming residence offers two oversized bedrooms, including a tranquil master retreat complete with walk-in robe. The home itself blends timeless character with modern comfort of high ceilings, original ornate cornices, LED lighting, combustion fireplace and two air conditioners providing year-round comfort. Also a massive 6.6kw solar power system will keep your energy bills at bay.

Step onto the front verandah and take in uninterrupted views over the Wollondilly River, where ducks and geese regularly wander past as if part of the welcome committee.

Water security here is simply exceptional. With a bore, twelve dams, extensive water tanks, travelling irrigation systems, and fertile river frontage, Sylvan Hills is perfectly equipped for both lifestyle and productivity. Approximately 550 olive trees and a variety of fruit trees thrive across the property.

Designed for entertaining and relaxation, the stunning 12-metre heated mineral/salt pool creates the perfect setting for long summer afternoons with family and friends.

Infrastructure across the estate is equally impressive and caters effortlessly to horse lovers, hobby farmers and graziers alike, including:

- Full-size dressage arena
- Three indoor stables
- Two outdoor stables with yards and water
- Tack room with concrete floor
- Machinery shed and multiple additional sheds

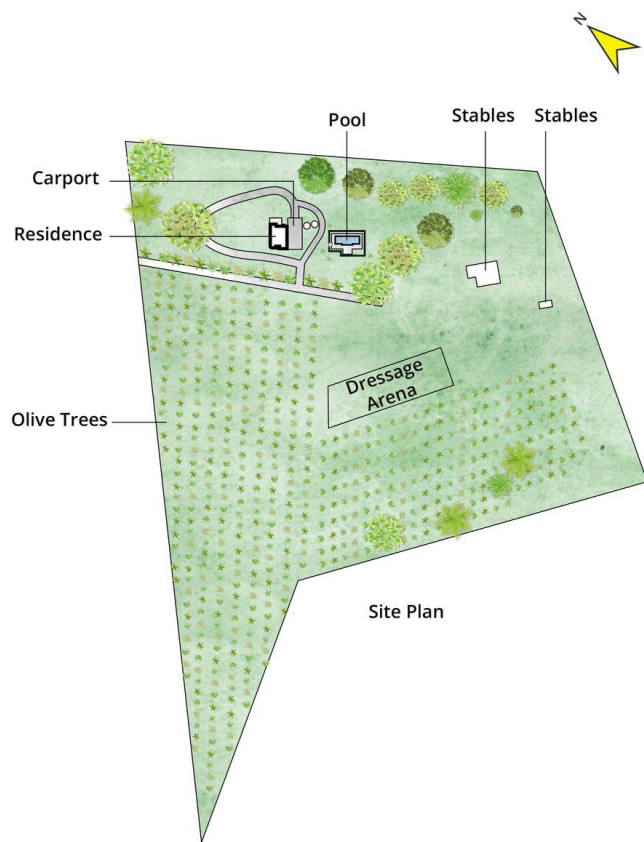
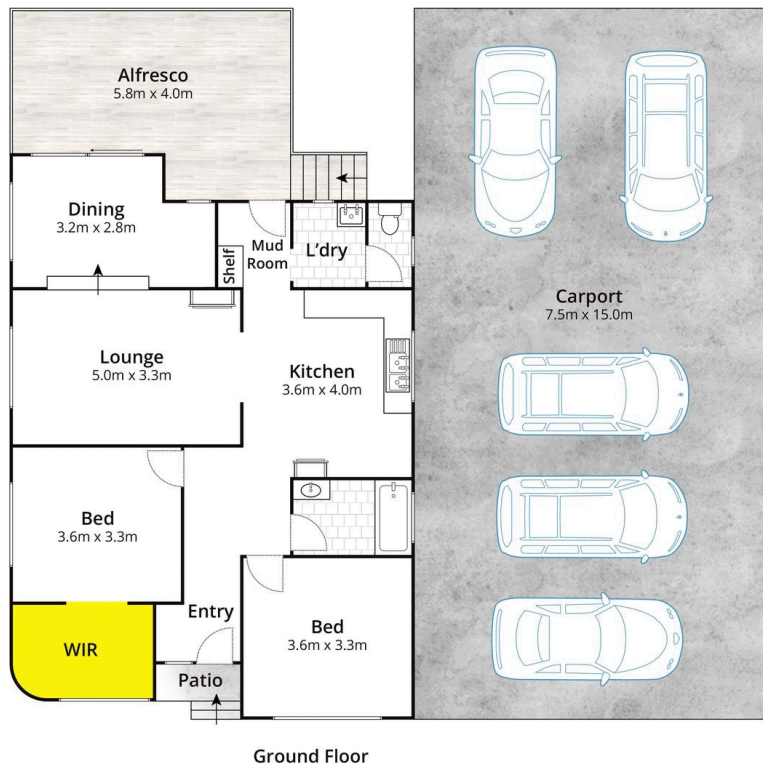
Listed By

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Floorplan



Approx House Area 95m²
Whilst bwr.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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