



CAMERONS



74 Yarrawa Road Moss Vale NSW

4 2 2

Sensational Southern Highlands sunsets and views will be a part of everyday life for the new owners of this amazing rural holding on the edge of town overlooking Peppers Sutton Forest.

2 luxury dwellings. Main home with incredible open plan timber and corrugated gal lined spaces and polished concrete floors. House sized secondary dwelling with 2 bedrooms stunning kitchen and bathroom with further storage room facility and machinery bay.

173 acres (70Ha) of arable land with town water, tank water and 6 dams. 180 sqm (10m x 18m) Greenhouse with provision for connection to water tank.

Dedicated vegetable and fruit garden hidden behind established hedging trees on about 1100sqm with 10 established thriving 16m garden beds.

Price : \$ 3,700,000
Land Size : 70 ha
View : <https://www.cameronsrealestate.com.au/sale/nsw/southern-highlands/moss-vale/residential/rural/5656868>



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Notes

1. Do not scale drawings. Refer to figures and site dimensions only. Check all dimensions before commencing with any work. Report any discrepancies to the designer before proceeding with any of the work involved.
2. Read drawings in conjunction with specifications and other consultative documents issued for the project.
3. All dimensions are in metres unless otherwise stated on the drawings. Sites to be by a registered surveyor. Obtain Certificate.
4. COPYRIGHT: This Design and Plan is the property of Rod Phillips Pty Ltd and must not be copied, reproduced or used in any way without written permission from the Company.

YARRAWA ROAD

Section 65 Application for Consent
PL4133 A PROPOSED PARTIAL LOT
Local Government No. 1 of 10 of Shire of Mulleah, Subject
to Council's approval of the application for consent.

100-1-4
06-09-19
Signed
Date

NOTE:
The approval given by Council does not constitute a guarantee of the accuracy of the information provided. The applicant is responsible for the accuracy of the information provided and for the consequences of any error or omission.

Notes not to be used for anything other than the purpose for which they were prepared.
The applicant is responsible for the accuracy of the information provided and for the consequences of any error or omission.

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Proposed Additions
at "The Parcellet", 74 Yarrawa Rd
Moss Vale NSW 2577
for P. Mulligan & C. Bowman

SECTION	DATE	BY	DATE
SITE PLAN	16/09/01	REG. D	
SCALE	1:5000		DATE: May 17

Section 4.55 Modification Consent
Sec 4.55/110-4-1.06
ACQUIRED PLANS APPROVED pursuant to the
Environmental Planning & Assessment
Act 1979.

100-1-6
06-09-19
Signed
Date

Site Plan
SCALE 1:5000 A3 paper size

Lot 12 DP780612
Site Area 70.06 ha
Existing House 234.5 m2 approx
Existing Terrace 95.4 m2 approx
Proposed Additions 149.1 m2 approx
Including Carport
Shed Area 160 m2
Total Covered 639m2

