

## 'Gamboola' 3218 Mitchell Highway, Molong NSW 2866

### Unsurpassed Australian history comes together with modern living in a picture perfect location

Location: 'Gamboola' is a 34 kilometres northwest of Orange on the Mitchell Highway and only 1.5 kilometres from Molong with easy travelling to Sydney by road and air. Property: 'Gamboola' is a gently undulating property running down to creek flats. It consists of 14 paddocks. The paddocks close to the Molong Creek consist of deep, black alluvial basalt soils. The paddocks further from the creek are a redder basalt. They grow Lucerne, Clover, Cocksfoot and Phalaris vigorously. Water: Molong creek is a permanent water supply used to provide stock and domestic water which is pumped to a 400,000 Litre tank that gravity feeds to the homestead garden and troughs in most paddocks. Some paddocks still rely on animals having direct access to the creek for watering. Homestead and Improvements: The main homestead (1846 construction) There are a total of 19 generously sized rooms including 5 bedrooms, 5 bathrooms, kitchen, 2 offices, 2 sitting rooms, dining room, sunroom and external laundry. The main bedroom has a ensuite bathroom and dressing room. Another feature is an impressive dry underground cellar. There are 2 cottages on the property with the one closest to the house extensively renovated in 1990. This building is of a very good standard and consisting of 3 bedrooms, 2...

#### Details

**Beds:** 5

**Baths:** 5

**Land:** 132.4 hectare

#### For more information please contact

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