



35 Boronia Road, Rylstone

Contact Agent

Set on a stunning 5-acre property with manicured lawns, lush gardens and a charming working windmill, this large 3-bedroom, 2 bathroom home offers the perfect blend of comfort, space, and lifestyle. Located in the highly sought after Rathdowney Estate, this home provides the perfect balance of rural lifestyle while being minutes to Rylstone and Kandos.

Inside, the home boasts a spacious master suite complete with a walk-in robe and private ensuite. The two remaining bedrooms are generously sized and feature built-in robes, providing plenty of room for the whole family.

Enjoy open plan living with a light-filled lounge and dining area flowing into a well-appointed kitchen – ideal for everyday living and entertaining guests. Downstairs, a versatile man cave or rumpus room opens onto a covered entertaining area, perfect for year-round gatherings.

Additional features include:

- Working windmill – bore on property
- Irrigation System connected to bore
- 42 Solar panels

Property ID:	L36499365
Property Type:	House
Garages:	1
Carports:	1
Land Area:	21194.0 sqm

Lisa O'Neill  
0407 555 117  
lisa.oneill@sh.rh.com.au

- 10KW Inverter
- Underfloor heating throughout
- Single lock-up garage
- Separate double garage shed
- Dam – half megalitre capacity
- Fully fenced ring lock boundary fencing. No internal paddocks
- Additional access for truck / caravan with separate driveway
- Beautifully maintained gardens and open lawns
- Connected to mains water and power
- Council garbage collection

This property offers a rare opportunity to enjoy peaceful country living without sacrificing modern convenience. A true lifestyle property not to be missed!

For more information, please call Lisa on 0407 555 117.

Please note inspections will only be held on Saturday.