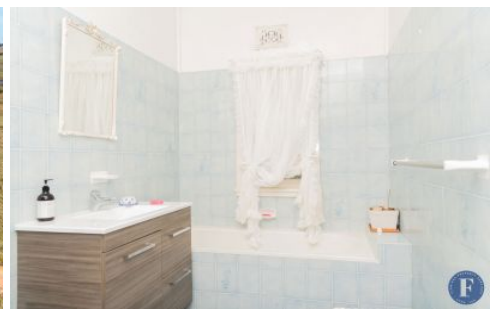


# Flemings



## 799 Little Plains Road Rye Park NSW

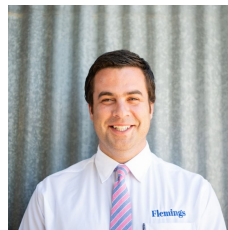
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Flemings Boorowa are please to present to the market, the opportunity for purchasers to secure a very appealing and well built three bedroom blue stone home on approximately 45 hectares (111 acres) located approximately 20km from Boorowa.

The property consists of three bedrooms, modern country kitchen, office, sunroom, formal living and dining rooms, bathroom with shower, bath & toilet, wrap around verandah's with 360 degree rural views. This well-presented property also has established gardens and trees

Other improvements on the property include a two-stand sheering shed, cattle and sheep yards, three bay machinery shed, double garage, bore and one dam. The property is divided into five paddocks.

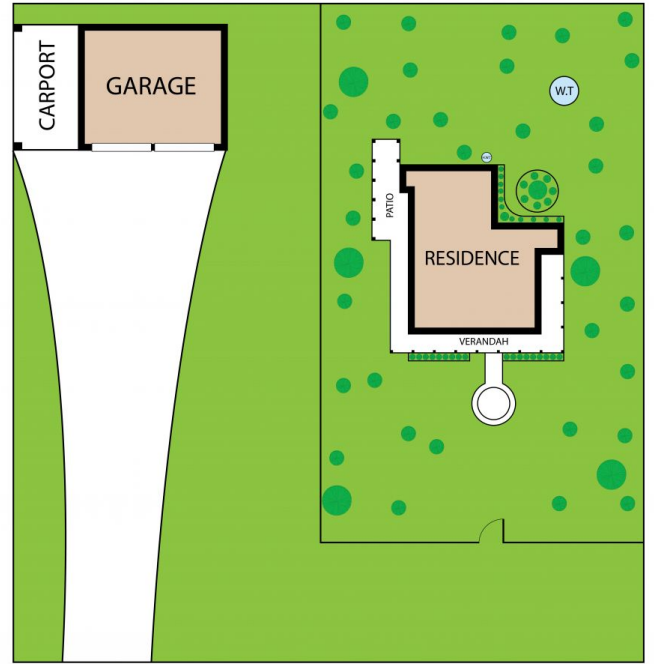
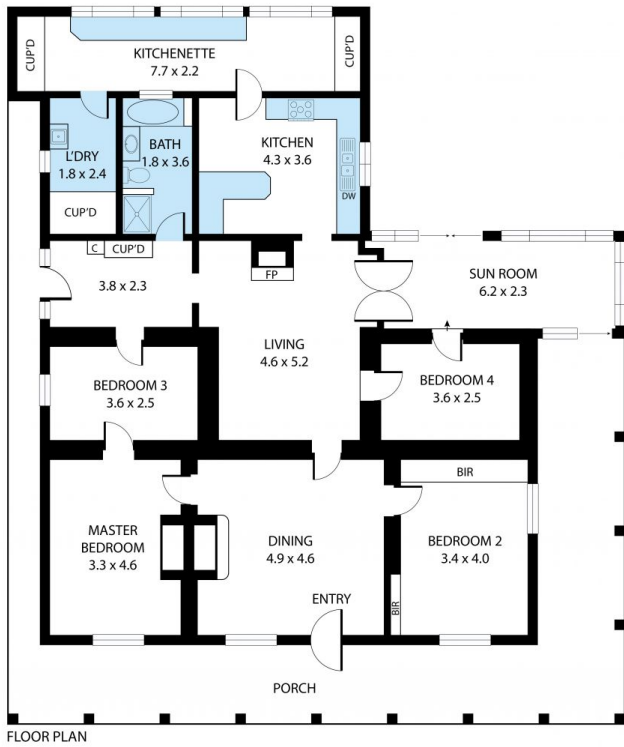
**Land Size** : 111 Acres  
**View** : <https://www.flemingspropertyservices.com/sale/nsw/riverina/rye-park/residential/rural/6785750>



**Richard Fleming**  
02 6386 4083



**Justin Fleming**  
02 6385 3337



**Florence Vale, 779 Little Plains Road, Rye Park 2586**

TOTAL APPROX. FLOOR AREA 179 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.