

# 339 Tyagarah Road, Myocum

## Frequently Asked Questions

What is the price guide?	The Price Guide is \$11,000,000 - \$13,000,000
Bed   Bath   Car	6 Bed   4 Bath   10 Car
Method of sale	Expression of Interest   EOI Date TBC
What is the land size?	102 acres
What is the internal and external size?	370 m <sup>2</sup> internal   467 m <sup>2</sup> external
Is the furniture included?	Refer to contract
When was the property built/renovated?	Built 2023
When was the property purchased?	2019
What is the zoning?	RU1 - Primary Production & RU2 - Rural Landscape
What is the aspect of the property?	North
Rental estimate?	Main House : \$3,500 per week approx. Tiny House : \$350/Night Managers Residence : \$300/Night
Is the property tenanted/Owner occupied?	Owner Occupied & Holiday Rented
What are the Council rates?	\$3318 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is there a second dwelling?	Tiny Home Managers Residence Machinery Shed/ Man Cave Shed
Is there anything that is not council approved?	Not to my knowledge
Is the property sewerred or septic? What kind of septic system?	Reed Bed Septic System
Town water or rain water? Water Tank Capacity?	Puretech Filter 100,000L of tank water
What type of hot water system? Location?	Electric
Is a solar system installed? What does it operate? Size?	32Kw Solar
Is the cooktop gas, electric or induction?	Induction
Is there a pool? What type? Size & depth?	Saltwater Pool
Type of internet connection?	Main House - Starlink
Is there air conditioning?	Ducted AC

# Property Address

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Is the property fully fenced?	Yes - Installed for Rotational grazing - Post and rail fencing to main house and both entrances
Has the property ever been flooded?	No
What type of farm is it?	Cattle Farm
Is livestock included in the sale?	No
What infrastructure is on the property?	All New internal concrete post fencing - Fence done for rotational grazing
Are there any natural springs, creeks or dams on the property?	Permanent creek, + large main dam + several smaller dams

### Sheds

- Open bay machinery shed (6 x 12) 4m height clearance
- 3 Bay fully lockable shed + Main cave (10 x 20) 4m height clearance

### Special Features

- Two long and private driveway access (Tyagarah Rd and Myocum Rd)
- Separate gym and sauna, bunk room, guest suite, pool + spa, kitchen w butlers, study
- 2 x alfresco areas
- 6m ceilings in living
- 2 X stone fire places , plus stone fire pit
- 16kw Hyundai generator - powers entire farm in blackout
- Main shed (200sqm) lockable with man cave and modern bathroom (20m x 10m) 4m high roller doors
- New build
- Mud room
- His & Hers wardrobe
- Water pump from dam into garden
- Integrated fridge & dishwasher
- 3 phase power in shed
- Integrated BBQ
- Vintec wine fridge
- Polished concrete floors
- Managers Residence : AC, Fully Fenced, Firepit
- Tiny Home : Septic, AC, Self-contained