

Prime Location, Improvements and Pastures

Price : SOLD

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Area & Tenure:

176 Ha (434.90 Acres) Freehold

Bathurst Regional Council. Central tablelands LLS

Situation:

15 km south of Bathurst. 5km south of Perthville. 2 ½ hours Sydney.

Description:

Undulating fertile granite soil country with an easterly aspect. Scattered Yellow Box and Eucalypt trees. Mature shelter belts. Established improved pastures comprising Phalaris, Cocksfoot & Clover. 40 acres* creek flats with established Lucerne producing 300 tonnes* annually. 85% percent arable (Approx).

Mains irrigation on the 40 acres of Lucerne. Single frontage to Queen Charlottes Creek. Bore with submersible pump pumping to a 10,000 gal tank servicing the house/garden and troughs. 7 Dams. One rainwater tank at the house and two at the woolshed. Average annual rainfall 600 mm (24 inches)*.

Fenced into 10 main paddocks with some established shade and shelter belts. Mainly Ringlock/Barb and Hingejoint /Barb.

Improvements:

Attractive 4 Bedroom brick home (c. 2002) with verandahs on two sides. Large open plan family/dining/kitchen area. Kitchen features walk-in pantry, electric cooktop, range hood, electric oven, microwave, dishwasher as well as fridge /freezer. Formal lounge and entrance hall. Three-way bathroom. Main bedroom has a walk-in robe and spa/ensuite. Two bedrooms have built-in robes. Ducted air-conditioning. Laundry with washing machine included as well as outside access. Double garage.

Machinery Shed – Steel frame, Power connected. Fully enclosed. Cement floor.

Hay Shed – Steel Frame. Capacity 9,000 small bales* 40t elevated silo

3 Stand wool shed – (12m x 24m) Steel frame. Raised board and grating area. Capacity for 300 sheep. 3 Phase power.

Solid W-Strap and mesh steel bugle sheep yards with loading ramp at the woolshed

Features:

- Conveniently located to the township of Bathurst
- Sown down to improved pastures
- Productive Lucerne flats
- Impressive 4 Bedroom home as well as quality improvements
- Watered by dams, a creek and a bore

*Approximately

Inspection by appointment only

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

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