

# 1 Verge Street, Dungog, NSW 2420



## Livestock For Sale

Monday, 30 October 2023

1 Verge Street, Dungog, NSW 2420

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 310 m2

Type: Livestock



David Nolan

## Contact Agent

Historic Homestead set in a delightful garden setting Approx 2km Williams River Frontage Prime Agricultural Land – 120ml Irrigation Licence Approx 310.53 ha – 767.29 acres – Ideal location – adjoining Dungog township, 45 mins Maitland, 1 hour Newcastle and beaches, 2 hours 45 mins Sydney CBD. - Majestic circa 1830 homestead with circa 1886 additions. Beautifully maintained and set in a garden compound including the original stables. - Water security one of the many features – approx. 2km frontage to the Williams River, Slaughteryard creek, 8 dams, livestock troughs and town water connected. 120 ML irrigation licence. - Highly productive and versatile alluvial river flats and elevated grazing country. "Melbee" is extremely suitable for a wide range of agricultural enterprises. - Securely fenced with central laneways. Excellent cattle yards, substantial all steel machinery shed, cottage "Melbee" is the Jewel in the Crown and has long been regarded as one of Dungog's premier rural holdings. The historical significance of "Melbee" is something to be cherished and maintained for future generations. Detailed Information Memorandum available. Auction Tuesday 12th December 2023 auction WORKS Rooms, Mezzanine Level, 50 Margaret Street, Sydney NSW 2000 Starting time 10.30 am.