

**1061 Goorangoola Road, Greenlands, NSW 2330**

**McGrath**

**Mixed Farming For Sale**

Thursday, 21 March 2024

1061 Goorangoola Road, Greenlands, NSW 2330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 764 m2**

**Type: Mixed Farming**



Michael Burke

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## **\$6,000,000 - \$6,600,000 (Auction)**

Located in a private and stunning rural location, Bundaleer enjoys magnificent natural attributes complimented by first class improvements. This attractive park like Upper Hunter trophy property is sure to impress on inspection. Comprising 1888 Acres/ 764.3 Hectares. Arable creek flats, valley slopes rise to hilly grazing country. Blessed with some of the areas most attractive and productive country, Bundaleer will impress livestock producers looking for high quality reliable land and city buyers looking to enjoy the best of country life. Magnificently watered with frontages to Campbells and Cross Creeks, waterfalls and large spring fed dams. Reticulated stock water system. The homestead makes for the perfect family home or classic rural retreat. Extensively and tastefully renovated, the homestead was built mid last century and features generous period features, 3/4 bedrooms and is set in magnificent surrounds overlooking the nearby creek and an extensive orchard and olive grove. Additional accommodation is via a renovated three-bedroom cottage and 1-bedroom guest apartment. Working improvements are in outstanding order with a large majority being replaced or renovated since the properties purchase in 2012 including:- Equine facilities: Round yard, stables, vet crush and post and rail horse paddocks.- Cattle facilities: 2 good sets of cattle yards, 18 -20 km's of fencing constructed or renovated from 2012 including 2 laneway systems.- Shedding: Hay/ machinery shed, machinery shed with workshop, workshop and garage. For sale by Public Auction (Deceased estate) - 10.00 am, 1st May 2024, Upper Hunter Shire Chambers, Liverpool Street, Scone NSW 2337.