

1068 Blue Springs Road, Gulgong, NSW 2852

Sold Mixed Farming

Saturday, 2 March 2024



1068 Blue Springs Road, Gulgong, NSW 2852

Bedrooms: 3

Bathrooms: 2

Parkings: 19

Area: 161 m2

Type: Mixed Farming



Troy McKellar



Bill Egan

0437788905

\$1,195,000

Troy McKellar Real Estate is pleased to present "Walkerville" to the market, a highly productive and very private property located just 24kms from Gulgong and just over 50kms from Mudgee. The property is 161.87 Hectares or 400 Acres (approx) and is very well established and set up for mixed farming but will also attract those looking for a rural lifestyle property. The centerpiece of this estate is a the homestead, exuding country charm and providing comfortable and spacious living for the discerning homeowner. With stunning views of the surrounding countryside, it's the perfect place to unwind and appreciate the beauty of this private valley setting. A standout feature of Walkerville is the impressive water supply, it boasts a solar equipped bore, 11 dams and over 100,000 litres of rainwater storage. Other features we love;- 3 bedrooms with built in robes and fans, plus study and 2 bathrooms- Well equipped and updated kitchen with dishwasher - Large living room with wood fire, ceiling fans and split system a/c- 2nd living area and mud room, large country style verandah- Solar hot water system and solar system feeding back to the grid- In ground swimming pool, stables, round yard- 18m x 12m shed with concrete floor, power connected with auto doors- large machinery shed plus 2 bay storage shed, cattle yards, silo- fenced into 9 paddocks, mostly arable with good water supply. With its expansive acreage, established and comfortable homestead, Walkerville is a rare gem in the Gulgong region, offering the opportunity to live the dream of a country life in one of New South Wales most sought-after locations. This property is a testament to the rich heritage of the region and presents an exciting opportunity for those with a passion for farming and or a better lifestyle.