

110 Sophia Creek Road, Scone, NSW 2337

McGrath

Livestock For Sale

Saturday, 16 December 2023

110 Sophia Creek Road, Scone, NSW 2337

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 238 m2

Type: Livestock



Michael Burke

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Expressions of Interest

Location: Located 15 minutes from Scone in the Owens Gap area, Sophia Park is situated in a pristine and private location. Overlooking nearby farmlands, this serene setting makes for the perfect family property or rural retreat. With the development of the Scone Race Club's Centre of Excellence (300 new stables and a new synthetic track) in addition to other notable developments in the area, Sophia Park is perfectly positioned in a growth area. Country: Comprising 590 Acres of country ranging from arable basalt open country to a timbered and brushy hill. Suited to either cattle or horses, there are approximately 250 Acres of open country. The property is fenced into 8 main paddocks with approximately 10 kilometres of new fencing. Water: Standing the test of time, the water supply on Sophia Creek has proven to have been reliable for ample stock and domestic purposes. An equipped bore (powered by solar and a new submersible pump) supplies header tanks (40,000 litres) gravity feeding to troughs and the house. Approximately 150,000 of rainwater storage is collected from both sheds and homestead. Homestead: Situated with an elevated appointment and offering breathtaking rural views, the Sophia Park homestead is a generously proportioned modern home that flows throughout. Built in 2019 with family and entertaining in mind, the features of this stunning home are: -Light filled open plan. -High end kitchen with large island bench-4 large bedrooms (master with large ensuite and walk in robe)-Office or home theatre room-Ducted air conditioning and large wood fire-Large alfresco entertaining area -In ground swimming pool with travertine pavers and sandstone surrounds A 3-bedroom unit is located not far from the house (in the shed) and would be ideal for guests or extended family. Working improvements: Sophia Park has been well developed over the past decade as both a cattle and equine property. 2 machinery sheds (one with lockup workshop, three phase power and cement floor). 2 sets of steel cattleyards, an equine arena and round yard. Solar panels provide power for both water and domestic infrastructure significantly minimising electricity costs. Developed with the utmost care and consideration, this property will suit a diverse range of buyers and will not last long on the market.