

1119 Werah Creek Road, Wee Waa, NSW 2388



Sold Mixed Farming

Wednesday, 18 October 2023

1119 Werah Creek Road, Wee Waa, NSW 2388

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 144 m2

Type: Mixed Farming



Kim Rozendaal

\$423,000

This is your golden opportunity to buy a 350-acre farm at an entry-level price of just \$1285/acre. It is also a perfect size for existing landholders in the area to add to your acreage. This little property has a house, a shed, good water, great fencing and even boasts a resident emu!!Property:145ha / *350 acres Plains country with sandy to red clay soils.The majority cleared some light pine.Stock-proof boundary fence with droppers for an electric fence.Divided into two paddocks. One has been cultivated.Two 50m x 50m stock-holding paddocks with shelter.Bore with new pump (120m - good water and pressure).Tank - 18,000lt rain/bore water.Dams x 2.A small waterway (Werah Creek) running through the property, does not flood.Machinery shed.House:The four-bedroom home with cladding and a tin roof includes the following:• Verandah running along the front of the home.• Open plan living, dining and kitchen areas.• The modern kitchen has wood-look flooring, cabinetry, a gas stove, and range hood.• The lounge room has original wood floors, a wood fire and a split/system for comfort.• From the lounge, a large window and access to a back sunroom overlooks the undercover outside play area.• There are four bedrooms with ceiling fans, three with wood floors and one is carpeted.• Tiled family bathroom with a shower and vanity and a separate toilet.• Tiled laundry with storage and outside access.• Evaporative aircon.• Septic + overflow.• Large dog enclosure.• Chicken pens.• Rates: \$2040 p/aOnly 20 minutes to Wee Waa/20 minutes to Pilliga. Contact KR Property today for an inspection!