

**1394 Webbers Creek Road, Paterson, NSW 2421**



**Livestock For Sale**

Tuesday, 7 May 2024

1394 Webbers Creek Road, Paterson, NSW 2421

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 8**

**Area: 296 m2**

**Type: Livestock**



Cain Beckett  
0249914000

## EXPRESSIONS OF INTEREST

Set on 717 beautiful acres in the picturesque Hunter Valley, Moonabung Ridge is a unique opportunity to own your own private cattle station less than 2.5 hours from Sydney, 1 hour from Newcastle and within an hour of the Hunter Valley Vineyards and Barrington Tops National Park. It has a sprawling architect-designed homestead with adjoining guest or managers cottage and breathtaking views all the way to the coast. The homestead sits atop the property with panoramic views as far as the eye can see. A crisp Hampton's colour palette, beautiful established grounds and strong architectural lines, it strikes the perfect balance between a modern and country home. Stepping inside, tall ceilings, beautiful natural light and views from every room make you never want to leave. The heart of the home is a shaker-style kitchen with vintage Smeg cooker, stone tops and blue subway splashback. An adjoining dining table flows beautifully to a large open lounge room with vaulted ceilings and French doors which open to the wrap around veranda and covered Alfresco. The home offers four bedrooms all with built-in robes except the main which has a walk-in robe and its own ensuite. The main bath has a separate toilet and freestanding bath. The operation of the entire property is made more economical by a huge solar-power system. An adjoining guest or managers cottage is connected via a covered breezeway and offers three bedrooms, a shared bathroom and kitchenette. The country ranges from gently undulating grazing to higher ridges with a carrying capacity of 88 cows and calves. Mostly cleared with pockets of timber, the property is well watered by five earth dams and Moonabung Creek. A number of machinery sheds and cattle yards round-out a first-class offering. Inspection by private appointment.