

152 Loudoun-Shand Road, Caloola, NSW 2795

Sold Livestock

Saturday, 9 March 2024



152 Loudoun-Shand Road, Caloola, NSW 2795

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 32 m2

Type: Livestock



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\$1,250,000

Situated within an easy 35 minute drive of Bathurst in the tightly held district of Caloola, "Lynvale" is an exceptional opportunity to secure approximately 80 quality grazing acres with excellent water security. Features of "Lynvale" include: Homestead Surrounded by established gardens and trees this country classic is a well maintained three bedroom home with two large living areas, timber kitchen, combustion wood heater, open fireplace, and split system air conditioner. Granny Flat The one bedroom studio apartment is ideal for visitors or extended families with bathroom facilities and combustion wood heater. Infrastructure "Lynvale's" infrastructure is rarely found on properties of this size and includes* 18mx10m hayshed, second hayshed 13m x 10m. 20m x 8m machinery shed with powered lock up workshop Powered 3 stand shearing shed (not equipped) with attached yards Equipped bore with header tank. 12,000 gallons water storage. Carr's creek access Ground Well Stables, Round yard. 25m x 40m horse arena. "Hen house majestic" chock house Country The predominately basalt soils are flat to undulating with abundant pastures including Phalaris, Cocksfoot, Ryegrass sub clovers, White clovers and Red clovers. Divided into 9 paddocks with water in every paddock via dam, creek, or trough "Lynvale" is a ready made small scale grazing operation. To secure your private inspection please contact listing agent Michael Lund on 0427 033 033 Disclaimer: All information contained herein has been gathered from outside sources who believe are reliable. Whilst we have no reason to doubt its accuracy, we cannot guarantee it.