

1685 Napier Lane, Coonabarabran, NSW 2357



Sold Livestock

Thursday, 9 November 2023

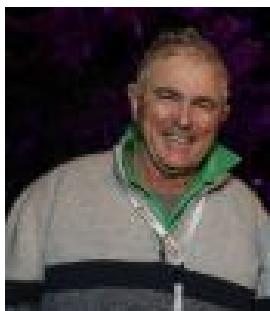
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Bedrooms: 4

Bathrooms: 2

Area: 163 m2

Type: Livestock



David Grant

Contact agent

"Mount Marshall", 1685 Napier Lane, Coonabarabran, NSW, 2357 Location: 30km East of Coonabarabran, 20km North of Purlewaugh Area: 163.4 Hectares (403.77 Acres) Arable Area: 80 Hectares Carrying Capacity: 1500 DSE Country: Slightly undulating open Kurrajong Grazing country carrying Digit & Native grasses with medium to heavy basalt arable country traditionally sown to winter cereals and digit grass. Fencing: "Mount Marshall" is fenced into 7 paddocks by prefabricated fencing, 80% of which has been erected within the last 3 years. Water: "Mount Marshall" has 4 Dams and 1 Bore which feeding a header tank, which is then gravity fed via poly pipe to 7 troughs. Improvements: - [?] A 30 x 9, 5 bay Machinery Shed with an enclosed cemented workshop area & connected power. - [?] Tack Shed - [?] Steel Cattle yards & Crush Homestead: The 4 Bedroom Brick homestead has been impeccably renovated by the vendors, featuring an open plan living/dining and kitchen area complete with a wood fire. The master bedroom including a walk-in robe and ensuite, as well as the 3 remaining beds including walk-in robes. The laundry and bathroom including shower, bath and toilet are modern and functional. Outside the homestead a vast mature garden, saltwater swimming pool are completed with inspiring views to the Warrumbungle Ranges. Remarks: "Mount Marshall" represents a fantastic opportunity to purchase a "turn-key" mixed farming enterprise along with all the creature comforts. Properties this calibre are rare and "Mount Marshall" deserves your consideration.