

1767 Stumpy Lane Road, Wee Waa, NSW 2388



Mixed Farming For Sale

Friday, 19 April 2024

1767 Stumpy Lane Road, Wee Waa, NSW 2388

Bedrooms: 4

Bathrooms: 3

Parkings: 11

Area: 172 m2

Type: Mixed Farming



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\$980,000

For anyone seeking a secluded and self-sustaining lifestyle property, featuring all new infrastructure, new fencing and multiple dams stocked with yabbies' and fish species then this beauty might be what you are looking for! The combination of farming, grazing, hunting, and aquaculture provides a diverse range of activities and potential income streams. On top of this there is a spacious habitable shed with a jetty on the dam - a magic spot for sundowners!! 'Eldorado' is an extremely versatile property and offers the following:

Farm:

- Situated 48 km SW of Narrabri, 26 km S of Wee Waa with all-weather access.
- 426 freehold acres with 6ft of exclusion fencing, divided into 11 paddocks.
- Impressive front gates feature remote-coded entry with road train access.
- Sandy clay and brown soils with 350 previously farmed acres, 35 acres for grazing and 40 acres of timbered country.
- Currently running 100 sheep and 21 deer (can be sold separately).
- Undercover yards and silos (200 tons).
- 240 kW solar equipped bore near yards with 2.2 L/s flow rate.
- 2 x 25,000L water tanks (all underground water).
- 1,000L diesel tank and 2,000L fuel tank.
- A large four-bay, insulated, Colorbond shed on a slab, with sensor security lights, and three roller doors, one large high-clearance.
- Other features of the shed include shelving, a kitchenette, toilet, laundry tub, a bar where you can enjoy a cold drink.

• Internal stairs leading to an additional bedroom/office space with floating floorboards, a split/system, and a shower.

Habitable Shed:

- Fully insulated Colorbond shed featuring a huge open plan design with new wood-look flooring and soaring ceilings.
- Kitchen with soft-close drawers, island bench, double sink, gas oven and stove with range hood and pantry with direct access to the carport.
- Carpeted lounge room with split system and a cosy woodfire.
- Main Room (5m x 5m) has mirrored built-ins, a split system plus a brand new ensuite including a shower and vanity with a separate toilet.
- 2nd room is a double sized carpeted room with built-ins and a split system.
- 3 & 4 rooms have new carpets and split systems.
- Bathroom with shower over bath, vanity, and a toilet.
- New external laundry with storage.

Yard:

- Connected 3 bay carport (15m x 6m) on a slab, which can double as a fantastic entertainment area.
- Beside the home is a fenced dam with a merbau gazebo jetty/deck, stocked with fish (silver perch, catfish and yellow belly).
- 10 x kennels plus 1 x large kennel, a chook pen, cubby house, and greenhouse.
- Second 240 kW solar, equipped bore with 2.2 L/s flow rate and septic.
- Another 25,000L water tank.
- Power pole near the house, so power can easily be connected.
- 27 kW solar panels (1 year old) with a 15,000-watt inverter and a massive bank of lithium batteries. There is also a 9kW generator wired into the system which can charge the batteries within hours.

As the property name suggests this could be your place combining riches, abundance and opportunity, the perfect retreat for someone who wants to escape the hustle and bustle of city life and immerse themselves in nature.