

192 McGregors Lane, Mount Rankin, NSW, 2795

B&L BOWYER
& LIVERMORE

Sold Rural

Friday, 12 May 2023

192 McGregors Lane, Mount Rankin, NSW, 2795

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Rural



Tom Campbell

Bathurst Lifestyle & Horse Opportunity

- "Wirraway Park" is a 61.9* hectare, 152.9* acre property located just to the north of Bathurst on the Central Tablelands of NSW.

- Features of the property include a 3 bedroom Hebel block home, an undercover all weather 60x20* metre sand arena, excellent horse facilities and people amenities, sound water, potential for extra accommodation, and scope for subdivision (subject to council approval).

- The home is set at the rear of the property well away from any of the other day to day activities that are carried out on "Wirraway Park" with a picturesque outlook over the property.

- Build in 2005 with a Hebel block construction the unique home features a spacious open plan kitchen dining and living space, 3 bedrooms, 2 bathrooms, double glazed windows, hydronic underfloor heating, slow combustion wood heating, and reverse cycle air conditioning.

- Outside there is a north facing patio, a west facing deck, double garage with concrete floor, a low maintenance garden, fruit trees, dog and chook yards, and a garden shed.

- "Wirraway Park" has been run for over 5 years as arguably the best horse agistment facility in the district. The new owners have an opportunity to take the agistment business to a higher level or to undertake different business ventures, including potential subdivision (subject to council approval).

- Sub-divided into 35 paddocks of varying sizes with most agistment paddocks ranging between 2 and 5 acres plus a 35* acre bush paddock.

- The property also boasts a high quality all weather undercover Olympic sized (60x20 metre) sand arena. The arena is suited to events such as horsemanship and dressage clinics, however, could also be utilised for a range of other functions such as weddings.

- Adjacent to the arena is an amenities block with male and female toilets and shower facilities as well as a hexagon shaped building with internal kitchen and potential to be developed and used as a meeting venue or Bed & Breakfast.

- Water is a great feature with a seasonal creek, 2 large dams (one stocked with trout), and a stock and domestic bore (2,400* potable litres per hour) which reticulates via a header tank to 25 concrete troughs spread over the property.

- All paddocks are accessed via fenced roadways. Most fences are in very good condition, with 70%* having been renewed in the past 7 years, well suited to horses and cattle, and electric fencing to over about half of the farm.

- All agistment paddocks have water points, individual lockup tack and feed boxes, some have shelter sheds and others have natural tree shade.

- Other facilities include day yards, stables with tack storage, vet holding yards, sand round yard, wash bays, grass portable panel round yard, jumping equipment, hayshed, stables, loading ramp and portable panel cattle yards.

- "Wirraway Park" is located 7k*m north of Eglinton, 213km* from Sydney, and 13.5km* from the CBD of the major regional centre of Bathurst which is one of the oldest inland cities in NSW known for its historic buildings, delightful villages, quality education facilities, and charming country lifestyle.

Approximately *

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contract for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.