

1935 Castlereagh Highway, Mudgee, NSW 2850



Sold Livestock

Saturday, 2 September 2023

1935 Castlereagh Highway, Mudgee, NSW 2850

Bedrooms: 5

Bathrooms: 2

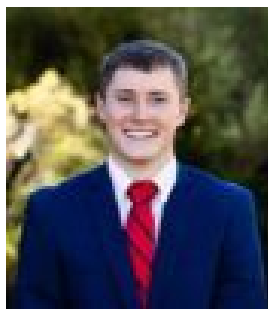
Parkings: 14

Area: 69 m2

Type: Livestock



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Contact agent

Perfectly positioned on a highly versatile 70 ha (172 acre) farm. This large energy efficient, 2013 built brick home, offers an opportunity to secure a prime acreage between Mudgee (19km) and Gulgong(10kms). Bitumen road frontage. Inclusions: double glazed windows, 5kw solar system, 3 x Split system air conditioners, ceiling fans, woodfire and bio septic. Mobile coverage over entire property and unlimited data fixed wireless internet availability. 225,000 litre rainwater tank capacity. 4 x large bedrooms plus study/5th bedroom, 3 with walk in robes. 2.7m ceilings. Timber flooring a feature in multiple living areas. New bathroom and ensuite. Kitchen offers gas cooking with walk in pantry. Alfresco entertainment area overlooking the property. Shedding- 24m x 7m machinery shed with 2 bays enclosed and power- 15m x 9m machinery shed with power. Horse day yards and wash bay attached- 8m x 8m colourbond shed on concrete slab, Tack room, toilet, studio area and storage- 6m x 6m carport adjacent to house. Water- 7 dams ensure great water security- 1 x 100,000 litre tank 4 x 23,000 litre tanks 1 x 25,000 litre tank , 1 x 2000 litre tank- Fords Creek frontage (intermittent creek). Unequipped bore The Land - 95% approximately is arable suited to a cropping/grazing operation- Fenced into 12 main paddocks, with good to excellent fencing- 5 hectares acres approx currently sown to dual purpose oats - Owner estimates carrying capacity of 15 to 20 cows and followers or sheep equivalent- Sheep and cattle yards. Cattle yards all steel with full crush, ramps and drafting race- Original home stead still remains (original condition) A rare opportunity to secure an outstanding property so close to town and amenities. Selling via Auction at 11am Saturday 2nd September, 2023 on site, if not sold prior. Contact Sara Perry on 0400859593 to ensure you don't miss out