

**1949 Martindale Road, Martindale, NSW 2328**

**Bailey**

**Sold Other**

Tuesday, 15 August 2023

1949 Martindale Road, Martindale, NSW 2328

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 4**

**Area: 135 m2**

**Type: Other**



Melanie Sunderland  
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## Contact agent

With the Wollemi National Park providing a majestic backdrop, "Bylong Park" is an exceptional opportunity for an equine professional to re-establish a breeding operation or bloodstock pre-training and spelling facility. Alternatively, this versatile holding of 334 acres (135.2HA) could be utilised equally as well for cattle, or as a fantastic family property or weekend rural retreat. Having produced outstanding racehorses including multiple stakes winners Mosheen and Driefontein who each won over \$2M in prize money, "Bylong Park" is well set up for horses with 16 fully lined, enclosed timber stables, vetting shed with mare and foal crush, day yards, wash bay and laneways providing ease of access to all paddocks. Situated in a quiet valley, the property is ideally situated under an hour to all the major Hunter Valley stallion farms. The property features a modern three bedroom home with two car garage and two carports as well and a renovated original three bedroom guest/workers cottage circa late 1800's. Water is a feature of the property with approximately 1.3km of creek frontage and a 170 unit water allocation from Martindale Creek. The property also features approximately 150,000L of tank water and troughs in all paddocks. Infrastructure includes an 18m x 9m hay/machinery shed plus second 15m x 8m hay/machinery shed, brand new and never used 9m x 9m kennel with concrete floor and fit out of 7 mesh kennels with automatic waterers plus external mesh runs. An versatile rural holding with options for varying agricultural purposes located 15 minutes from Denman, 35 mins to Muswellbrook and 2.5hrs to the start of the M1 at Wahroonga.