

20 Tuglow Road, Gingkin, NSW 2787



Sold Other

Thursday, 21 September 2023

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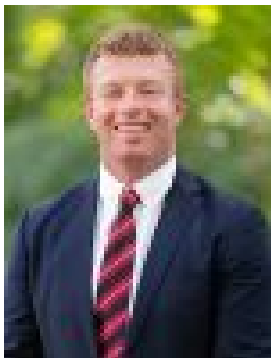
Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 250 m2

Type: Other



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Contact agent

618.5 acres, well improved grazing properties in the highly regarded Central Tablelands high country, just a 26*km easy drive from the township of Oberon, only 195*kms from Sydney's CBD. FEATURES:• Approximately 250.3* hectares (618.5* acres) of rich fertile soils, and very clean country, lending itself to a sheep & cattle breeding and finishing enterprise. • Water is a feature! Reliable bore, 15* dams - including some spring fed. • Very reliable bore, 2 x 30000*l tanks and trough system installed. • Set in high-capacity, gently undulating country with predominately red basalt and grey loam soils, ideal for breeding and finishing livestock, with native timber stands scattered throughout the property providing livestock shelter. • Property is sub-divided into 18* main paddocks designed for easy stock movement throughout. Both boundary and internal fencing are in good, stock proof condition. • Sitting at around 1300*m ASL, the property enjoys a temperate climate and high average annual rainfall - with cool winters and mild summers, making it ideal for pasture growth and livestock performance. • Separate 25.3*ha (62.5*Acre) title offering subdivision potential. • Four-bedroom, two-bathroom brick veneer homestead, with large open plan living, sunroom and formal lounge enjoying a Northerly aspect that allows home to be drenched in natural sun light. • The home is set amongst an established garden with cooler climate plants, trees and shrubs. • Enjoy the cooler months by the two slow combustion wood fires, or the open fireplace! • Reduce your electricity bills with the 6.9*kw back to grid solar system. • Steel cattle yards, with timber loading ramp. • 22*m x 9*m 3 stand Shearing shed in excellent condition, with attached steel sheep yards. • Large 4 bay machinery shed - 24*m x 11*m. • 3 x door garage with concrete floor and 240v power - 12*m x 6*m • 11m x 6m 2 x door Colourbond shed incorporating workshop, cool room, and woodshed. • 2 x cone bottom silos - ideal for grain / fodder storage. AN OUTSTANDING TABLELANDS PROPERTY - This very attractive, fertile grazing property has been well maintained over the years and offers a smooth transition for the astute buyer looking at beef and or lamb production. The healthy and fertile soils, combined with the reliable rainfall and cool temperate climate, make for ideal pasture country, which this area is renowned for. With strong water security, clean and well-maintained pastures, sound fencing and good working improvements, this property is already realizing its potential and will continue to do so for future owners. Inspection is strongly recommended! Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.