

**2205 The Bucketts Way, Booral, NSW 2425**

**House For Sale**

Wednesday, 17 April 2024



2205 The Bucketts Way, Booral, NSW 2425

**Bedrooms: 5**

**Bathrooms: 4**

**Area: 20 m2**

**Type: House**



Peter Markey  
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## **\$4,400,000 - HOUSE + BUSINESS**

An egg-citing opportunity! Situated less than an hour from Newcastle with frontage to the Karuah River is this very productive farm. The contracted egg operation comprises 57,500 hens in 3 free range sheds which were completely refurbished only 5 years ago. The well presented and spacious 5 bedroom homestead overlooks the farm and surrounding valley from its hillside site, while the property itself is adjacent to Booral village and only minutes from historic Stroud. The layer sheds are a single level design with state of the art cooling and aeration systems, conveyors and access to the generous free range areas. There is approximately 2 kilometres of secure fencing around the free range area. Water is supplied from the Karuah River to elevated tanks with a capacity of 180,000 litres and feed is stored in 9 silos with a combined capacity of 200 tonnes. The packing shed is only 5 years old and houses a generous coolroom and Prinzen egg packing machinery. Adjacent to the layer sheds are a machinery shed, workshop, staff amenities, storage containers and office. The property is set up with one access point to the sheds equipped with a chemical wash and record book for visitors and workers. The staff at present consist of a total of 4 workers who work on a rotating roster in pairs. The recently renovated home overlooks the farm from its elevated position and offers a comfortable lifestyle with a separate entrance to the farm. Boasting 5 bedrooms and 4.5 bathrooms it also has an east facing deck which overlooks the entire farm and beyond. There are many comfort features including a large open plan living area, media room, ducted air conditioning, office/rumpus room, double garage and landscaped surrounds. Ellerslie East combines a safe secure farm income with a lifestyle opportunity offered by the comfortable home, access to the river, views and location. The farm contracts their operation on a long term basis which offers security of income not always found in farming. Further details can be discussed by contacting the agent for more information or to arrange an inspection. Property Code: 201