

231 Ramornie Station Road, Ramornie, NSW 2460

Sold Livestock

Wednesday, 21 February 2024



231 Ramornie Station Road, Ramornie, NSW 2460

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 40 m2

Type: Livestock



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\$680,000

This 100 acre holding is in a picturesque, secluded valley in Ramornie (a 25 min drive from the Grafton CBD) has a superb setup for the horse lover with a 25m x 60m oversized arena. The arena has a sprinkler system set up, drainage installed and flood lighting in place. The property features 5 stables and tack/feed room, a 14m round yard, as well 5 x ¼ acre horse yards – the works! The property is also located only 15 minutes from Hawthorne Park, where you will find a range of equine clubs. The 3 bedroom homestead is done in rough cut weatherboard for a charmingly rustic look and the interior is clean and modern with a log burner, ceiling fans, dishwasher and slate and timber flooring. The bathroom and kitchen have only just been renovated. Massive windows and sliding doors let plenty of sunlight into the home whilst also providing rural views across the farmland from your kitchen bench or arm chair. The acres offer a mix of cleared pasture with excellent native pasture and hilly timbered country at the back, tracks through the property mean most is easily accessible in a vehicle. There is a 5 bay machinery shed for your general farm storage. The cleared land is fenced into a range of paddocks which is a perfect set up for horses but could easily be adopted for cattle. There is an above ground swimming pool coming off the entertaining deck of the house and a new septic system has just been installed. Its unlikely you will find a property so well suited to equestrian pursuits anywhere else in the Clarence Valley in this price sector. The owners of this property have committed to a move meaning interest from purchasers in a position to move quickly will be looked upon favorably. Other notable features: * 60,000L of water via a series of tanks. Water is then filtered before being delivered to the house and horse paddocks* Stables have electricity and water supply* 3 dams* Separate outdoor shower & toilet for visitors or campers