

2625 Trunkey Road, Caloola, NSW 2795



Other For Sale

Thursday, 13 June 2024

2625 Trunkey Road, Caloola, NSW 2795

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 607 m2

Type: Other



Stewart Murphy
0427363118



Sam Darcy
0401612996

Auction - Friday 26th July from 10:30am

Offerings of this scale in the central tablelands are rare, particularly when a lot of the hard work has been done. Linden Park is ready to take to the next level. New fencing incorporating laneways, new gravel road, big new shed and yards and a house site ready to build your dream home. Scope to increase production is the next step for the astute buyer to capitalize on the hard work. This country has been run as a sheep breeding operation but is also suitable for cattle. Property has been destocked. • Approx 607 Ha (1500 acres) • 27km from Bathurst, 26 km from Blayney & 3 hrs from Sydney • 3 bedroom house • Zoned RU1 • Bitumen road frontage with a new internal gravel road to house and sheds • Approx 20 kms of new fencing, including livestock laneways totalling 1.8km • New big shed 48L x 24W x 5.2H, encompassing undercover sheeyards, 3 stand woolshed, workshop and machinery storage. • Excellent water, with a total of Approx 550,000 of rainwater storage, combined double frontage to Caloola & Summer Hill creeks of 3.4km & 15 dams (some with springs feeding them) • Opportunity to subdivide blocks off • New levelled house site with power and water & DA approved plans, overlooking the property • Been running 2000 Merino/XB ewes • Mostly pasture improved, with grey to red loam soils • Average Rainfall of 760 mm (30 inches) • Elevation Ranging from 810m to 950m ASL Linden Park offers opportunities to continue the improvement and production of livestock, potential for carbon offsets, rural lifestyle with income earning capacity or subdivision potential. Being located close to the growing regional centres of Bathurst & Orange which both provide excellent services is even more reason to inspect this property that's being offered via auction if not sold prior. 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.