

**302 Batar Creek Road, Batar Creek, NSW 2439**

**Sold Other**

Monday, 15 April 2024



302 Batar Creek Road, Batar Creek, NSW 2439

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 81 m2**

**Type: Other**



Martin Newell

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## Contact agent

Batar Valley is a secluded location only 35 minutes drive from Port Macquarie and 20 minutes from the seaside township of Laurieton on the Mid North Coast of New South Wales. Serene Lodge is the premier property in the valley and arguably the district, offering 82.186 ha / 203 acres of highly productive pasture improved country, currently being utilised as a horse stud and cattle production property. The property has an impressive carrying capacity of in excess of 100 head of cattle plus another 100 horses in 25 post and rail paddocks. The highly fertile dark alluvial soils boast lush pastures of kikuyu, paspalum and rye which are supported if needed by the properties excellent water security, which includes a 24ML irrigation license from the picturesque waterholes of Batar Creek, which ideally runs through the centre of the property. Three phase pump located on Batar Creek, pumps to high set holding tanks that gravity feed to the properties extensive trough system. Improvements to the property include a three bedroom homestead, twelve quality stables, horse walker, round yard, cattle yards, twenty five horse paddocks ( Which could be converted in cell grazing paddocks for cattle ), ten day paddocks, post and rail fencing and two machinery sheds. For those who wish to build another home on this property, it would be permissible under the current zoning of RU1 to actually build three (S.T.C.A ). There are amazing, elevated positions offering valley and mountain views on the property, and easy accessibility to mains power. Serene Lodge is a highly productive property offering exceptional returns and an extremely enviable lifestyle. Therefore, if you seek some of the best country available on the Mid North Coast of New South Wales, this property should be inspected to be appreciated. For more information, please contact the Rural & Lifestyle Property Specialist – Martin Newell on 0429883488.