

311 & 341 Howes Road, Mount David, NSW 2795



Other For Sale

Wednesday, 20 March 2024

311 & 341 Howes Road, Mount David, NSW 2795

Bedrooms: 4

Bathrooms: 1

Area: 738 m2

Type: Other



Sam D'Arcy
0401612996



Stewart Murphy
0427363118

Auction - Friday 3rd May from 10:30am

This large scale, well improved, grazing property in the tightly held Oberon district, is just 56 kms* from Oberon, 59km* from Bathurst and 229km* from Sydney CBD. Located in a very private and picturesque valley, historic 'Walbrook' is a very manageable holding offering the diversity of fertile river flats and high plateaus and is ideally suited to prime lamb and/or beef production. Approximately 738* hectares (1823* acres) currently used for prime lamb, wool and cattle production, Walbrook is a highly productive property as it is, but there is also potential for further development. Property consists of a mix of alluvial river flats to plateau country and some undulating to steep country. Heavy carrying country which is predominately red to black basalt soils. Comprised of cleared open grazing country dotted with native timber and conifer screens providing further stock shelter. Pastures consisting of phalaris, cocksfoot, rye and clover. Excellent access with sealed road to Oberon, Bathurst and Sydney. Water is reliable and a stand-out feature - On its eastern and northern sides the property has a 6*km single and double frontage to Campbell's River, a renowned trout stream, and areas of alluvial river flats. 4.4*km double frontage to the reliable Walbrook Creek and adjacent alluvial creek flats. • 22*dams, some spring fed. Subdivided into 26 main paddocks. Climate - the property sits between 920*m ASL and 1090*m ASL and enjoys a temperate climate. Fodder storage with hay shed and silo. Six bay machinery shed, with lock up workshop or storage. Additional shedding at both the secondary dwellings. Two stand shearing shed with attached steel sheep yards. Four bedroom main home is set amongst an established garden and is nestled at the start of the valley taking in the picturesque valley views. A second three-bedroom homestead in need of some TLC could be a manager or worker's accommodation, set in the heart of the valley with a beautiful established garden surrounding the home. Another three-bedroom home is currently tenanted. The Central Tablelands enjoys a temperate climate, with cooler winters and mild summers, making it ideal for pasture growth. This very attractive, large scale 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 soils and permanent water, combined with the reliable rainfall and cool temperate climate, make for ideal pasture country, for which this area is renowned. Properties of this size and calibre are hard to come by in this tightly held area. This is a once in a lifetime opportunity. 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.