

322 Watters Road, Rushforth, NSW 2460



Mixed Farming For Sale

Thursday, 2 November 2023

322 Watters Road, Rushforth, NSW 2460

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 141 m2

Type: Mixed Farming



Jake Kroehnert
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Tayla Lavender
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AUCTION - THIS WEDNESDAY 5PM

Auction Details: Wednesday 6th December 5.00pm Grafton District Services Club

Regretfully but surely, it is time to welcome new owners to 'Ongar Vale' at the fall of the hammer on the 6th of December. With dual residence, a peaceful position at the end of Watters Road along with ever-important water security in all seasons, there is nothing that compares. Please ensure you are ready to purchase, as a property of this calibre will not be offered to the marketplace again. Our sellers have given clear instructions: we are selling.

THE HOMESTEAD This residence stands as a testament to architecture, sensitively designed to complement its pastoral setting. The thoughtful planning & execution ensure that it is integrated with its surroundings, enhancing the overall character of the property as a whole. The layout is generous in size, allowing separation between all spaces for even the largest of families. Wrap verandas ensure seasonal relaxation is available year-round, while the in-ground swimming pool is in position for the upcoming warmer months. The grounds surrounding the home are filled with various fruit trees & established gardens, designed for easy maintenance & practicality. Shedding is plentiful, with an oversized lock-up garage, machinery shed and double stable block positioned on the eastern side of the home. Please refer to the floorplan, property video & 3D provided for an understanding of the layout on offer here.

THE COTTAGE A second, very comfortable home stands proudly, approximately 400m to the north of the main residence. This original farmhouse, a three-bedroom, one-bathroom home with airy verandahs, is ideal for those looking to generate further income. In outstanding condition for the era of construction, any extra improvements or updates will enhance the rent return. Options here include (but are not limited to) long term leasing, short term 'farm stays' and/or guest accommodation.

THE ACREAGE Hugged by the banks of the Orara River & Tea Tree Creek, the 350 acres (approx.) encompass a very good balance of gently undulating fertile soils & higher slopes, with some lightly timbered country. The property is presently configured for rotational grazing across 16 well-fenced paddocks, each with its own water point. The focus of improvements has been on stock health & environmental sustainability. Boasting a flexible capacity comfortably accommodating 60 head of cattle, this property presents a range of livestock and other opportunities for the new owners. Years of conscientious stewardship, planning and hard work now mean that the heavy work is done. The rewards are there for the taking.

NOTABLE FEATURES INCLUDE

- 4 Bedroom, 2 bathroom main residence, extensively renovated to designs by Witzig architects
- In-ground swimming pool
- Large machinery shed plus variety of other shedding
- Large lock-up garage
- 15 x Water tanks
- Established gardens & fruit trees
- Stable blocks
- Chook pen
- Stockyards
- Additional hay shed
- 3 bedroom, 1 bathroom second home
- Approx. 350 acres of versatile country
- 16 well fenced paddocks
- Frontage to Orara River
- Frontage to Tea Tree Creek
- Under 20 minutes to Grafton's CBD

Information memorandum available upon request

Please do not perceive this property to be out of your reach. Our sellers have a time frame to meet, meaning we are selling under the hammer. While what you see online is impressive, an inspection is the only way to gain a true appreciation of 'Ongar Vale'. Contact the team at Ray White TKG Grafton on 0422 260 192 to prepare yourself for auction.

Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.