

**324 Red Hill Road, Bathurst, NSW 2795**



**Other For Sale**

Wednesday, 14 February 2024

324 Red Hill Road, Bathurst, NSW 2795

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1017 m2**

**Type: Other**



Stewart Murphy  
0427363118



Andrew Bickford  
0427943781

## Auction - Friday 12th April from 10:30am

"Woodoona" presents a rare opportunity to buy scale grazing country in the Central Tablelands of NSW. This gently undulating property offers many options from grazing, cropping, forestry & subdivision. This mostly arable property is very easy to transvers and has been well managed. Current operation is conservatively running 2,000 Merino breeding ewes plus 1200 followers & 40 breeding cows, on mostly improved country, with some native grasses. • Approx. 1,017.31 Ha (2,513.77 acres) • Climate - sitting at 900m to 1000m the property enjoys a temperate climate, approx. 800mm (32 inch) rainfall with cool winters and mild summers ideal for pasture growth and cropping • 33 kms from Bathurst & 221 Kms from the Sydney CBD • Comfortable 3 bedroom home set in established gardens • 3 stand renovated woolshed with steel sheeppyards & second set of sheeppyards • Enclosed workshop with power & cement floor 5.6m x 18m • Steel frame machinery shed 18m X 9m • Steel cattle yards with gravel road access • Stable & tack room • Storage shed 11m x 7.5m doubling as extra sheep storage • 6 cone bottom silos, total capacity 250 tonnes • Excellent water with 31 dams & the head waters of several creeks • Good fencing subdivided into 28 paddocks • Subdivision potential with road frontage on 4 sides • Made up of 4 blocks: • Woodoona 403.46 Ha with the house & other working improvements • Pittendrigh 290.91 Ha with building entitlement, sheep & cattle yards, backbone power • Top Paddock 241.46 Ha with building entitlement, back bone power • Tobins 81.68 ha with building entitlement, back bone power & old shed This is a rare opportunity to purchase scale grazing country in this sought-after area, within easy reach of the growing regional centre of Bathurst and 3 hrs from Sydney is a must see for the options you can explore. Being offered for auction as the vendors are retiring. Stewart Murphy ☎0427 363 118 Andrew Bickford ☎0427 943 781 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.