

353 Meadows Road, The Meadows, Oberon, NSW 2787



Sold Acreage

Wednesday, 10 April 2024

353 Meadows Road, The Meadows, Oberon, NSW 2787

Bedrooms: 1

Bathrooms: 1

Parkings: 4

Area: 19 m2

Type: Acreage



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\$975,000

Ideal Business Opportunity 'Truffle Farm' Wanting a change of life why not take this current business to the next level and make an ideal working on your farm a reality - Truffle farming! - Meticulously developed two* hectare Truffière with potential development upside to increase the scale of the orchards. In 2015, an impressive 370 oak trees were meticulously planted on this property. Fast forward to 2023, and the bounty yielded approximately 8 kilograms of truffles, boasting a delightful mixture of grades. Presently, the truffles find a direct route to a renowned Sydney restaurant, showcasing the premium quality of this harvest. Alternatively, there's the option to supply to a local truffle farmer, who adeptly redistributes the coveted produce. In the preceding year, these truffles commanded a selling price of \$1.10 per gram (\$1,100 per kilo). However, the vibrant culinary scene in Sydney offers lucrative prospects, with prices ranging from \$1.40 to \$1.60 per gram when sold directly to esteemed restaurants. For those interested in retail ventures, the retail price hovers around \$3.30 per gram, underscoring the inherent value and market demand for this exceptional truffle harvest. Here's what this enchanting estate has in store:

- A purpose-built one-bedroom tiny home with a bathroom and an open-plan kitchen lounge/dining area. Enjoy the scenic beauty of the Tarana Valley from the delightful undercover timber deck that accompanies this charming abode.
- The tiny home boasts a snow-rated roof and is equipped with a solar system featuring 3.3kw of battery storage. The house has filtered water, a septic system rated for a three-bedroom house, and is complemented by a 10,000-litre connected water tank.
- A Development Application (DA) has been approved for a 280 sqm house. The groundwork for the house has been mostly completed, setting the stage for a future residence, appoint your builder and build your dream home.
- A new American Barn shed, measuring 12m x 14m, includes an internal office, sliding doors to the outside, and three roller doors. The shed is fitted with solar batteries for power and lighting, features a concrete floor, and is insulated. It is also wired to accept a generator to power the solar system/batteries in case of emergencies, although this has not been required to date.
- An older shed, measuring 9m x 11m, provides ample space for storing tractors and farm equipment. While it has a dirt floor and is not watertight, it serves its purpose well.
- The property encompasses 370 Oak trees in the front paddock, all fully fenced to keep them protected from livestock.
- Two main dams are spring-fed, while two smaller dams are seasonal but also spring-fed. A solar bore pump ensures a consistent water supply.
- A bore and one dam are connected via underground piping to 35,000-liter water tanks, with the dam having a fire pump connected.
- There are a total of 5 water tanks on the property, ranging from 35,000 to 5,000 liters in capacity.
- In the year 2023 alone, the property yielded approximately 8 kilos of truffles, featuring a mix of grades. To explore the wonders of this unique property, contact Victoria for a private inspection at 0425 224 889. This is an opportunity to immerse yourself in the serenity and potential of a truly extraordinary piece of land.