

440 Duramana Road, Eglinton, NSW 2795

Mixed Farming For Sale

Tuesday, 14 November 2023

440 Duramana Road, Eglinton, NSW 2795

Area: 113 m2

Type: Mixed Farming



Sam Darcy
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Hugh Gooding
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Auction - Friday 15th December from 10:30am

Discover 'Strath Meadows,' a remarkable property comprising of 281*acres of prime grazing/farming country, just minutes from Bathurst. This sought-after location offers a unique opportunity for the discerning buyer, combining prime acreage with strategic development. FEATURES: • Approximately 113.2*hectares (281.07*acres) of gently rolling grazing/farming country overlooking Bathurst and mountain ranges beyond. • Zoning RU1 - Primary Production (with a minimum lot size of 100 hectares or 250 acres) • 211*km from Sydney CBD, located on the Duraman Road, 4.5*kms to Eglinton and 11*kms from Bathurst • Excellent access to the Suburb of Eglinton, and on Bathurst's doorstep. • Sealed road entrances with 600*meters of sealed road frontage to Duramana Road • Water is a feature! 15* large stock dams. • Six concrete troughs with round steel cattle guards. • Excellent pastures, clean country with minimal weeds. • Comprised of cleared open grazing country dotted with yellow box timber providing further shelter. • Granite to heavy grey loam soil is highly arable. • Subdivided into 8*main paddocks. • All the internal fencing is in near new condition and the boundary in good stock proof condition. • Climate - the Central Tablelands enjoys a temperate climate, with cool winters and mild summers, making it ideal for pasture growth. • Many building sites capturing prominent views of the area. AN OUTSTANDING TABLELANDS PROPERTY - this very attractive grazing/farming property has been improved over the years and offers a smooth transition for the astute buyer looking at farming, beef and or lamb production with excellent water security, clean well-maintained pastures, sound fencing and excellent access. Inspection is strongly recommended. Contact agents for further information or to arrange an inspection. Auction on the 15th of December 2023, 10:30 am - 152 William Street, Bathurst NSW 2795 Agents: Sam D'Arcy 0401 612 996 Hugh Gooding 0439 000 639 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.