

443 Toms Gully Road, Black Mountain, NSW 2365



Mixed Farming For Sale

Thursday, 4 April 2024

443 Toms Gully Road, Black Mountain, NSW 2365

Bedrooms: 4

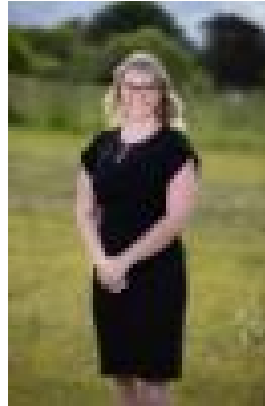
Bathrooms: 3

Area: 126 m2

Type: Mixed Farming



Andrew Starr
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Jodi Ellis
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Auction 16th May 2024

Located on the outskirts of the Black mountain village, 'Holly Glen' is a well appointed property with bitumen road frontage and a convenient commute to the townships of Armidale and Guyra. Sitting on 324.4 highly productive grazing acres, the farm is well equipped to drive the levels of grazing production and deliver a secondary source of income. The architecturally designed, spacious 4 bedroom, 3 bathroom home enjoys a private location, nestled amongst the hills of Black Mountain. Featuring multiple living areas, the sun filled home is perfect for those seeking spacious family living with an appetite to host and entertain. Stepping into the open kitchen and dining area you are met with a country style that features quality stainless steel appliances and an abundance of storage. The main living areas feature high ceilings which create a sense of spaciousness and provide the perfect setting for family gatherings. Sitting on the eastern side of the home is a dedicated sunroom with floor to ceiling windows strategically designed to harness the morning rays. The generous size main bedroom includes an ensuite and walk-in wardrobe with attractive rural views. The family bathroom is well positioned to conveniently service the requirements of the 3 adjacent bedrooms. Winter comfort is assured with double glazed windows, a combustion wood fire and in-floor electric heating. Not only is there an abundance of natural light delivered from the extensive windows, the uninterrupted views of the well kept lawns, mature trees and gardens plus the rural landscape further afield are both stunning and captivating. 'Holly Glen' rises to over 1300 metres above sea level and sits atop of the Great Dividing Range on a natural plateau where the elevated and expansive views are truly unique. Subdivided into 11 main paddocks with a reticulated trough water system the property has been developed to facilitate rotational grazing. The fertile volcanic basalt soils carry an abundance of pasture with excellent ground cover. The terrain varies from arable and flat to undulating areas on the southern part of the farm where native shelterbelts offer windbreaks for livestock. The sturdy heavy duty cattle yards are an all steel design, complete with a curve race and catwalk, drafting pound and vet crush, the yards are well located and deliver all weather access for stock trucks. Having held the property for the past 24 years, the current owners have made the firm decision to sell 'Holly Glen' as they transition into retirement and in town living.*All information contained here is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries*