

**464 Bumballa Road, Wingello, NSW 2579**



**Lifestyle For Sale**

Wednesday, 12 June 2024

464 Bumballa Road, Wingello, NSW 2579

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 27 m2**

**Type: Lifestyle**



Frank Walsh  
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## Contact Agent

Positioned for complete privacy, this highly improved 68 acre property has been created for the most discerning of equestrian enthusiasts. Currently operating as a successful horse training and spelling facility, this versatile property offers the opportunity to cater to other specialised equine pursuits including but not limited to breaking, breeding and sport horse training operations. Improvements include, a modern North facing 3 bed colonial style home with open plan kitchen and large living and entertaining areas and a second rustic cottage ideal for staff or extended family. The Impressive horse infrastructure consists of an undercover stable complex with machinery bay, boasting 10 large boxes, 2 round yards, and horse exerciser, a 400m compacted sand training track and outdoor sand arena. The picturesque property comprises numerous fenced electrified paddocks, well established windbreaks for aesthetic and shelter and excellent water availability including access to a spring fed dam with pump.