

4690 Waterfall Way, Fernbrook,, Dorrigo, NSW 2453 **RayWhite**

Other For Sale

Sunday, 10 December 2023

4690 Waterfall Way, Fernbrook,, Dorrigo, NSW 2453

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 50 m2

Type: Other



John OLeary
0412948700



Kate Carter
0266571777

Auction Thursday 14th December 2023

'Wandabyne' 4690 Waterfall Way, Fernbrook Dorrigo NSW.- 50.7 hectares* / 125.5 acres*- Ideally located along the Waterfall Way, which is considered one of Australia's best scenic drives & a region known for high rainfall, green rolling hills & a most desirable all year round climate.- The property is subdivided into 19 paddocks, allowing rotational grazing for increased production. Not forgetting Dorrigo's high yearly rainfall averaging 1800* mm.- Excellent water resource, a permanent creek originates on the property, and runs the length of Wandabyne, plus a bore & storage tank that supplies the stock troughs and homestead.- Rich, red, volcanic soil. A 4-year pasture improvement program has been completed. The pastures consist of kikuyu base, rye grasses, red & white clovers, chicory, cocksfoot, plantain & prairie grass.- Fertiliser applications include lime, chicken manure, crop lift 900 & pasture booster.- The cattle yards were recently upgraded, with new steel panels, a Red River squeeze crush and chin bar, 5-way draft, and for operator safety, a G-force tub and a dedicated operators work area.- Excellent fencing.- All weather, double deck access.- Set well back from the road, the original homestead is built from Rosewood & Tallowood timbers, harvested entirely from the property. A northeast aspect, recently refurbished, but keeps the old early century farmhouse charm. 4 bedrooms, 10* ft ceilings, french doors opening on to eastern facing veranda. - Offering a landscape like no other, with the perfect aspect, breath-taking plateau views, an ever so convenient, 5-minute drive to The Dorrigo Township along Waterfall Way on an excellent bitumen road.- 6*km / 5* minutes from Dorrigo township.- 40* minutes to the vibrant town of Bellingen.- 1*hour to Coffs harbour and Sawtell's fabulous beach. - 1 hour 15* minutes to the city of Armidale.- Mobile and internet reception available.- A secondary dwelling may be permissible, subject to council approval.- The homestead is currently rented to fantastic tenants. Our vendors instructions are clear. 'Wandabyne' is to be sold on, or before December 14.*Approximately.

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.