

**4844 Braidwood Road, Goulburn, NSW 2580**

**ASHBY YORK**

**Other For Sale**

Wednesday, 17 April 2024

4844 Braidwood Road, Goulburn, NSW 2580

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 771 m2**

**Type: Other**



Steven Westlake

## Contact Agent

located just 10 minutes south of the CBD, this expansive property sprawls across 717 hectares of prime Gundry Plains land, renowned for its fertile soil and productive farmland. Embracing a diverse enterprise, Pelican Sheep Station encompasses a thriving mix of sheep, cattle, and mixed crops, as well as holiday-let accommodation making it a sought-after investment opportunity. This 6th generation landholding features a unique natural landscape, with a dry creek bed traversing its rear paddocks, fed by underground springs that replenish several dams scattered across the land, equipped with two operational bores. Presently, the property cultivates 84 hectares of canola, 80 hectares of wheat, and 50 hectares of barley, providing ample grazing and harvest options. Pelican Sheep Station maintains an impressive self-replacing flock of approximately 4,000 sheep, comprising Merino, First Cross, and Second Cross breeds, yielding 1,500 prime lambs annually. Additionally, the property accommodates apx 120 head of cattle, further diversifying its agricultural portfolio. The main residence, originally built as a restaurant in 1974 and later converted into a home in 2003, offers comfortable living spaces, including four bedrooms, two bathrooms, and a spacious open-plan kitchen and dining area. A highlight of the property is the large sunroom and above-ground heated container pool with spa, providing opportunities for relaxation and entertainment. Supplementing the main residence are four self-contained cabins, a quaint cottage, and The Lodge, featuring eight bedrooms, offering potential for off-farm income generation. Pelican Sheep Station stands as a testament to agricultural excellence, offering a harmonious blend of heritage, productivity, and potential. With its prime location, diverse income streams, and robust infrastructure, this property represents a rare opportunity for discerning investors and agricultural enthusiasts alike. For further details and inquiries regarding Pelican Sheep Station, please contact Steven Westlake 0414 505 858.