

487 Stapletons Road, Molong, NSW 2866



Sold Mixed Farming

Wednesday, 4 October 2023

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Bedrooms: 4

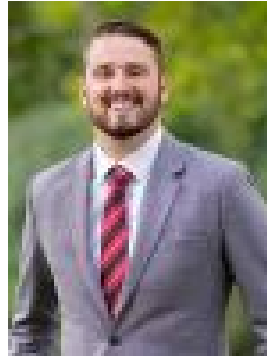
Bathrooms: 2

Area: 40 m2

Type: Mixed Farming



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"Tralee" is a picturesque property located on the banks of the Bell River, offering a harmonious blend of rural and lifestyle living. Situated at 487 Stapletons Road, it encompasses 101 acres (41 hectares) and boasts a meticulously renovated 4-bedroom, 2-bathroom homestead with various impressive features. Tralee is conveniently located 14km from Molong, providing access to urban amenities while maintaining a serene rural ambiance. It is also 50km from Orange, a major regional centre in NSW, and 60km from Orange Airport for convenient travel. Sydney CBD is 300km away, and Canberra is 300km away, extending the property's reach. The homestead is a highlight, featuring 4 bedrooms, 2 bathrooms, 3 living areas, and numerous impressive features like exposed beams, double glazed windows, underfloor heating, a walk-in robe, and a luxurious ensuite. It also includes a spacious mod wood entertainment deck with stunning property views, an inground saltwater swimming pool, established lawns, gardens, and ample storage. The property boasts 600 meters of frontage along the Bell River, providing serenity, camping, swimming spots, and fishing opportunities. A S&D license allows river water pumping, complemented by a bore with excellent water quality. Two dams are present on the property, and Tralee receives an average rainfall of 26 inches (650mm) per annum. The property features strong basalt country, predominantly red soil, and over 90% arable land. Improved pastures such as Phalaris, cocksfoot, and clovers cover the area. The property has been well-managed with matching stocking rates to feed availability. Scattered timber provides shade and shelter for livestock, and the landscape ranges from creek flats to gently undulating terrain, offering scenic views. Tralee includes essential working improvements, such as steel cattle yards, a 18m x 12m steel frame shed with power, a second steel lockup shed, and a garden cabin for various purposes. Fencing is in excellent stock-proof condition, primarily steel post and hinge joint. Tralee is a turnkey rural property that offers a serene and well-maintained lifestyle with a renovated homestead, ample infrastructure, abundant water sources, and picturesque surroundings. It's an ideal retreat for those seeking a rural lifestyle. 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.