

490 Pinedene Road, Narromine, NSW 2821



Mixed Farming For Sale

Saturday, 16 December 2023

490 Pinedene Road, Narromine, NSW 2821

Bedrooms: 4

Bathrooms: 2

Area: 206 m2

Type: Mixed Farming



Peter Dwyer
0268823544

Contact Agent

"Pinedene" is a farming and grazing property situated South of Narromine. The country allows for either agricultural pursuit, but is currently utilised as a cattle breeding operation. 206.4 ha or 510 acres of flat to slightly undulating, red and grey loam country situated 14kms South of Narromine with frontage to Pinedene Road. Fencing in the 5 main paddocks is mainly hinge joint with five line barb in the laneway system. Water is provided by 4 dams and 3 troughs plus frontage to the permanent Wallaby Creek. One dam is pressure pump equipped supplying the garden and troughs. Shade timber of Grey Box and Gum. Pastures are clover, ryegrass and native grasses. Approximately 450 acres of "Pinedene" would be arable. Improvements include a four bedroom weatherboard home which includes a kitchen with electric oven and gas cooktop, double sink and island bench; dining room/lounge room; family room with wood heater and ceiling fan; the home has evaporative air conditioning throughout, vinyl floor coverings and high ceilings in the living areas; master bedroom and bedroom two have carpet, built in robes and ceiling fans; bedrooms three and four have polished timber floors and built in robes while one has a ceiling fan and one has a sleep out; main bathroom with shower & bath plus double vanity; utility room plus separate toilet; external laundry with shower and second toilet; garden shed with power; numerous poultry yards and dog yards; 2 x 22,700 litre rain water tanks; the home has front and rear verandahs and is set in an established garden of lawns and trees. Working improvements include a steel framed hay shed with 2 x 22,700 litre tanks connected to the home; timber and steel framed, semi enclosed machinery shed with power and part concrete floor; steel cattle yards with Carinya crush and Cyclone loading ramp; 1 x 80 tonne flat bottom silo & 1 x 30 tonne elevated silo. "Pinedene" is for genuine sale to allow retirement of the vendors who are moving to Dubbo and provides extra acreage for local landholders, a first venture into farming or a rural lifestyle, while employed elsewhere. Auction If Not Sold Prior. Auction 2:30pm, Wednesday 28th February 2024 at Western Plains Cultural Centre Dubbo. Contact Peter Dwyer 0418 266523.