

516 Coreinbob Siding Road, Ladysmith, NSW 2652



Mixed Farming For Sale

Tuesday, 7 May 2024

516 Coreinbob Siding Road, Ladysmith, NSW 2652

Bedrooms: 6

Bathrooms: 3

Area: 188 m2

Type: Mixed Farming



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EOI

LAWD is pleased to present Koondarbee (the Property), comprising 188* hectares (464.55* acres) of prime mixed farming and grazing land, located 30* kilometres east of Wagga Wagga in a tightly held location within the Eastern Riverina. Key Investment Highlights Land Use and Pasture Improvement Total area: 188*hectares / 464.55* acres. Highly productive mixed farming and grazing land presenting a well-balanced combination of land classes to suit both fattening and breeding enterprises, 72* per cent arable (135* hectares). The arable areas are predominantly pasture improved featuring Phalaris, clover, and ryegrass pastures. 30* hectares are considered native perennial grass with the balance comprising sheltered timber areas. The Property has an intermittent fertiliser history highlighting the opportunity to increase productivity with input. Established tree lines divide paddocks, provide excellent shelter for livestock and aesthetically attractive. Water Water is a real feature of the asset, a bore (electric) supplies two 100,000* litre head tanks which reticulate to troughs and garden. The seasonal Coreinbob and Sawpit Creeks divides the Property providing livestock water to several paddocks. Additional surface water is sourced from 10* earthen dams, one of which is spring fed and covers an area of 1.1* hectares. Residential and Operational Infrastructure Architecturally designed, six* bedroom homestead sits in a commanding position with 180* degree views to the north. The homestead features quality fixtures and fittings, open plan kitchen and family room, rumpus room (billiard room), formal living, formal dining room, main bedroom with walk in wardrobe and ensuite, study, bathroom, powder room, laundry, double garage, and front/rear barbeque entertaining areas. Additional key features include ducted reverse-cycle air conditioning, slow combustion heater, open fireplace, spa bath and sauna. Additional accommodation – Situated below the homestead is Koondarbee Cottage which features three* bedrooms, bathroom, open plan kitchen and dining. The additional dwelling provides a supplementary income to be leased out or workers accommodation. Landscaped garden – Surrounding the homestead is a well-maintained established garden which features tennis court with vast grass areas and circular bitumen driveway. Quality operational improvements including timber and steel cattle yards with a loading ramp and veterinary crush, machinery sheds, workshop (power connected), hayshed, two stand shearing shed and two silos (80* tonnes in total storage). Location Conveniently located 30* kilometres east of Wagga Wagga, 21* kilometres from Wagga Airport, 221* kilometres from Canberra and 396* kilometres from the M5/M7 intersection in Sydney. Koondarbee is for genuine sale by Expression of Interest, closing 13 June 2024, 12 noon. For more details regarding this rare opportunity please contact the below personnel.