

705 Joadja Road, Mandemar, NSW 2575



Mixed Farming For Sale

Thursday, 30 May 2024

705 Joadja Road, Mandemar, NSW 2575

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 48 m2

Type: Mixed Farming



Frank Walsh
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\$4,900,000

Positioned amongst some of the districts' most renowned larger scale grazing properties, the highly productive and picturesque 'Yarrangower' has a long history of mixed use dating back to the 1830's and offers boundless opportunity across a number of rural pursuits. A long record of pasture management provides for high stocking rates across the 120 acres, which is divided into 12 generous paddocks for ease of rotational grazing. Excellent water availability through 11 dams, bore with irrigation license, and a selection of rainwater storage tanks. Additional farm infrastructure includes a large machinery and hay shed, cattle yards, crush and ramp. For those looking for diversification, the property offers 1.5 hectares of established vineyard with Chardonnay, Riesling and pinot noir varieties. Original farm infrastructure has been masterfully repurposed for a wide variety of uses including a private artists' studio, and a large netted orchard with productive fruiting trees and chook house. The masterfully designed French inspired farmhouse has been positioned to capture the North East aspect and views for year round benefit, with wide Sandstone terraces and courtyards, and enjoying vast, light filled rooms for living throughout the seasons. Central open plan living spaces with locally forged double sided cast iron fireplace surrounded by warm Kurrajong sandstone, repurposed railway sleepers for rustic charm and a sprawling farmhouse kitchen showcases the casual yet charming nature of the property. The European inspiration is immediately recognisable as you step through the impressive Parisian front door and carried throughout with elaborate details including imported handmade tiles from Portugal, and delicate French hardware. Positioned just 1.5 hours to Sydney Airport and under 15 minutes to Berrima village with access to the Hume Freeway North and south - the convenience and seclusion of Yarrangower combines for a true representation of a productive mixed farming enterprise with a Southern Highlands lifestyle, offering something for everyone.