

8 Metz Road, Armidale, NSW 2350



Mixed Farming For Sale

Tuesday, 23 January 2024

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Bedrooms: 5

Bathrooms: 2

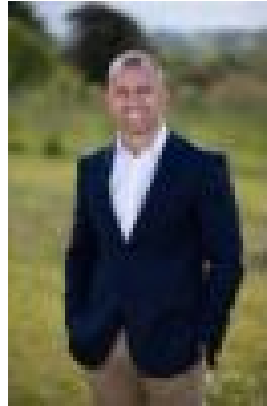
Parkings: 2

Area: 105 m2

Type: Mixed Farming



Andrew Starr
0428792466



Cayne Moar
0267721111

Contact Agent

105.25* ha (261* acres), 20kms from Armidale on Waterfall Way. Extensively restored 5 bedroom north facing homestead. The main bedroom has a walk-in robe and ensuite. Other features include a wide central hallway, ornate fireplaces, bay windows along with modern touches. Separate lounge, dining & sitting rooms & quality European appliances in the modern timber kitchen. All living areas have polished Tasmanian Oak hardwood floors. The house is fully insulated, with wood heaters in the lounge and sitting rooms, along with gas outlets and reverse cycle air conditioning in three bedrooms. A large covered deck off the dining room provides an outdoor entertaining area and provides beautiful views of the property. House water is provided by 2 x 22,500lt water tanks. Extensive infrastructure includes a new steel set of cattle yards with full vet crush and round draft yard. Second set of timber yards with loading ramp and all weather access. Fully fenced Horse arena with tack room and stable in close proximity to the homestead. Double lock up powered garage plus a brand new 4 bay workshop and storage shed with high set eaves for machinery. Further infrastructure includes a powered workshop with 5kw solar, two stand woolshed with new Evo electric running gear and a 450m private airstrip. Good water supply is provided by 8 dams, Cooney & Limerick creeks & 140' bore with submersible pump which provides water to house yard, sheds & reticulated to troughs in all paddocks. Well fenced into 16 paddocks with internal laneway with both internal & boundary fences of excellent quality. Fine granite soils consist of a mixture of native grasses and perennials and benefit from a recent intensive super history with top dressed clover and pastures featuring approximately 95% arability across the acreage. Refined and well equipped "Morunda Farm" is a complete package providing opportunity for sheep, cattle or equine pursuits. Vendors relocating interstate.