

**850 Mogilla Road, Candelo, NSW 2550**



**Livestock For Sale**

Thursday, 13 June 2024

850 Mogilla Road, Candelo, NSW 2550

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 129 m2**

**Type: Livestock**



Paul Griffin

0400024300

**\$2,400,000**

Welcome to "Mary Field," a magnificent 320-acre grazing property nestled in the heart of the Bega Valley at 820 Mogilla Road, Candelo. This exceptional estate boasts 165 acres of pasture-improved land, well fenced into 18 paddocks, offering a prime opportunity for sustainable agriculture and livestock management. The main residence at "Mary Field" is a spacious brick home that showcases the beauty of natural timbers. It features three generously sized bedrooms, two well-appointed bathrooms, and expansive verandahs that provide the perfect spot to enjoy the tranquil rural views. An adjoining double garage and low-maintenance gardens complete the residence, ensuring both comfort and convenience. In addition to the main house, the property includes a charming second home—a three-bedroom, single-bathroom timber cottage that has been tastefully modernized. This provides additional accommodation options for family, guests, or farm staff. Water quality and storage are standout features of "Mary Field." The property is blessed with two permanent creeks equipped with an electric pump, along with numerous farm dams and troughs. With an impressive 200,000 litres of rainwater storage for household use and an additional 90,000 litres for farm use, water security is assured. Further enhancing the property's appeal are two large farm sheds, a silo, and well-maintained stock yards. Extensive tree plantings have been strategically implemented to stabilize gullies and creeks, showcasing a commitment to environmental stewardship and land care. "Mary Field" offers a rare combination of productive grazing land, comfortable living, and robust infrastructure, making it a standout choice for buyers seeking a premium rural lifestyle in the picturesque Bega Valley.