

# 88 Lower Somerton Road, Attunga, NSW 2345



## Lifestyle For Sale

Thursday, 25 April 2024

88 Lower Somerton Road, Attunga, NSW 2345

Bedrooms: 6

Bathrooms: 3

Parkings: 8

Area: 179 m2

Type: Lifestyle



No Agent Property NSW  
1300594794

**\$3,600,000**

Phone enquiries - please quote property ID 33575. Welcome to 88 Lower Somerton Road, Attunga – a quintessential Australian farming estate that promises not just a home but a thriving rural lifestyle. Spanning 448 acres of prime agricultural land, this property offers the perfect blend of productive farmland, advanced sustainable living, and exclusive amenities, including a private airstrip. Situated just a brisk 20-minute drive from town, this estate combines the tranquility of country living with the convenience of nearby services, making it an ideal choice for Aussie farmers and rural lifestyle seekers.

**Property Highlights:**

**A Farmer's Dream Home:** This sprawling residence surrounded by lush greenery features 5 bedrooms, a study, 2 bathrooms, additional toilet in the laundry, open-plan dining and kitchen, two living rooms, sunroom, modern conveniences, and energy-efficient features including 20 solar panels and a large Tesla battery storage system. The home respects its heritage with a design that nods to its 1930s origins while embracing modern extensions and comforts.

**Turnkey Cattle Operation:** With facilities to comfortably hold 70 head of quality breeders and additional cattle stock available for purchase, this estate is ready for you to step in and start or expand your farming venture. Well-designed cattle yards with power and water, combined with effective shade management, provide optimal conditions for livestock.

**Versatile Shedding and Water Supply:** A standout 24x18 meter shed equipped with a 36kw off-grid power system (2 years old) and backup 13 KVA silent generator supports your farming needs, alongside additional shedding for vehicles and equipment. Abundant water storage, including a well-supplied bore and multiple tanks, ensures your operations never run dry. Water troughs are available in all the paddocks, 12 in total most of them concrete all gravity fed via a 5000 gallon header tank.

**Private Airstrip for Easy Access:** Unique to this estate, the private airstrip with hangar facilities offers unparalleled convenience. Usable in all directions, located from one end of the property to the other, the main hanger near the middle of the airstrip. Two strips (800m and 600m) face North-South, and two strips (800m and 600m) face East-West, surfaced with durable couch grass. Recently fenced for better stock handling but still ample room for aircraft operations.

**Premium Farming Soil and Infrastructure:** Fertile red loam and dark soils span the gently sloping land, with excellent fencing, natural grasses, lucerne paddocks, and well-planned oat cultivation areas ensuring your farming success. The property is 95% arable, with three street frontages and an all-weather driveway enhancing accessibility.

**A Life of Rural Luxury and Productivity:** 88 Lower Somerton Road is not just a property; it's a testament to the robust spirit of Australian farming, offering a lifestyle that balances hard work with the serene beauty of the Attunga countryside. It's an invitation to embrace a sustainable, productive, and fulfilling rural life. This is your opportunity to own one of Attunga's finest estates, where every detail has been crafted with the Australian farmer in mind. Embrace the future of farming with this unparalleled estate. Enquire now for your private inspection and take the first step towards a distinguished rural lifestyle.

**DISCLAIMER** While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.