

890 Chichester Dam Road, Dungog, NSW 2420



Lifestyle For Sale

Saturday, 13 January 2024

890 Chichester Dam Road, Dungog, NSW 2420

Bedrooms: 3

Bathrooms: 3

Parkings: 10

Area: 60 m2

Type: Lifestyle



Dee Braithwaite
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Auction (Unless Sold Prior)

Ray White Rural Lifestyle Sydney proudly presents 'Evora', one of the finest rural holdings on the Williams River, just 10 minutes outside the township of Dungog in the Hunter Valley. Held by the current owners for the past 20 years. For Sale via Auction (Unless Sold Prior) on Friday 1st March, 2024, 12.00PM AEST at the Henry Davis York Building, Level 7/44 Martin Pl, Sydney NSW 2000. LAND "Evora" is 60.32 HA / 149 Acres, divided into 20 paddocks with lane way access to the western side of the property. Ranging from highly productive river flats, ideal for intensive hay or fodder production to gently undulating grazing country, the property is ideal for equine and cattle production. The land has a history of fertiliser and pasture improvement with a mixture of grasses & legumes including ryegrass, white clover, sub clover, prairie grass, kikuyu & lucerne. The country is highly scenic, encompassing the Williams River, expansive river flats, billabongs, and established trees. Previously carrying over 100 cows & calves. WATER Water is a feature. The property is drought-proofed with multiple sources underpinned by town water connection. A 60 Meg Irrigation Licence on the Williams River & 100 Meg Irrigation Licence on the billabong provides irrigation to the river flats through 19 points across the property. On-Farm water includes 17 troughs, 3 surface dams and 2 billabongs securing stock water. There is 815* metres of frontage to the Williams River with great access points to enjoy a picnic or canoe and take in the scenery. Rainwater storage capacity is significant, including 5 x 20,000 litre tanks providing water to the homestead. HOME The beautiful country homestead is situated on its own plateau. The wrap around balcony provides a multitude of spots to sit and enjoy the expansive views with a great entertaining area overlooking the river flats. Open plan living, kitchen & dining room with 2 fireplaces, A/C and ceiling fans throughout. 3-bedroom, 3-bathroom (2 ensuites), 2nd living and study (or 4th bed) and laundry with toilet. The brick & weatherboard homestead has established landscaped gardens, wonderful mature deciduous and native trees and an in-ground swimming pool. OPERATIONAL IMPROVEMENTS Full spectrum of working improvements including significant machinery shedding and concrete workshop, 2 sets of steel cattle yards (1 undercover), storage shed, silage/hay storage, chook pen & irrigated veggie garden. The original dairy has been fitted out with tiled floors & cool room. LOCATION Situated 10 km north of Dungog in an elevated private position and easily accessible from Maitland (61* km), Newcastle (87* km), and Sydney (233* km) For a full information memorandum or to arrange a private viewing please contact Dee Braithwaite 0458 206 063 or Andrew Wall 0423 234 723 Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.

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