

# "Adair Homestead" 89 Bruce Road, Orange, NSW 2800



## Lifestyle For Sale

Friday, 22 December 2023

"Adair Homestead" 89 Bruce Road, Orange, NSW 2800

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 118 m2**

**Type: Lifestyle**



Kurt Adams



Con Economos  
0418400888

## **Auction Thursday 15th February 2024**

Offered for the first time in 40 years, "Adair" homestead is truly an opportunity that can not be missed. "Adair" homestead is north facing and is on approximately 294 acres, located 10km north of Orange. The property slopes from rich alluvial flats in the north to grazing hills in the south. Phalaris, rye, clover and natural pastures are well watered by the Molong Reservoir or from direct access to the creek and paddock dams. This property holds full pumping riparian rights for stock and domestic use. The property also features two residences: the main four bedroom home and a three bedroom manager's residence that is currently rented. The architecturally designed and built (circa 1915) homestead is surrounded by one acre of lawn and overlooks the rolling hills of the property. With 9 foot 6 inches ceilings and 5 inch floorboards this home feels spacious and welcoming. All four bedrooms have direct access to the front veranda as well as three bedrooms having their own fireplace. The home has access to 90,000 litre dam water storage and 180,000 litre rain water storage on a fully automatic electric pump system. The manager's residence is a substantial 60's weatherboard, recently renovated and is currently tenanted for \$500 per week. The cottage has a separate 45,000 litre rain water tank with electric pressure system and 13,500 litre creek water tank with solar operated pump.

- Heavy duty cattle yards
- Shearing shed (Approx. 31sqm) with 500 woolly sheep capacity
- Welded sheep yards (Approx. 3699sqm)
- Two 40 tonne silos
- Paddocks with 2 metre fences suitable for ostriches, emus, free range poultry or deer
- Two goat kidding sheds with appropriate holding yards
- 60m x 40m machinery shed with mechanics pit (Approx. 155sqm)
- Old shed (Approx. 132sqm), storage & stable

This property deserves your inspection. Contact Kurt 0428 747 050 today! Upcoming Auction Thursday 15th February 2024