

'Carinya Park' 1158 Warrumbungles Way, Coolah, NSW 2843



Mixed Farming For Sale

Friday, 10 May 2024

'Carinya Park' 1158 Warrumbungles Way, Coolah, NSW 2843

Bedrooms: 4

Bathrooms: 2

Area: 92 m2

Type: Mixed Farming



Maddy Teague
0417542490



Gavin Beard
0265451377

Price Guide: \$1,450,000-\$1,550,000

'Carinya Park' is an expansive 227 acre property situated only 15 minutes from Coolah that features a charming 4 bedroom, 2 bathroom farmhouse offering comfort and space with stunning views of the rolling hills of the Warrumbungles. Horse enthusiasts will appreciate the dedicated horse arena, day stables and day yards plus the ample creek flats to ride on. A stylish plus highly productive property for genuine sale - book an inspection today. • Location: Only 21km from Coolah, 30km from Binnaway and 125km from Gunnedah • Size: 92ha / 227.4 acres of flat to slightly undulating open creek flats. • Soil type: The soil ranges from light loams on the creek flat to quality black alluvial soils. • Timber: Apple Box and Yellow Box trees • Arable area: 100% of Carinya Park is arable country • Water: Fully equipped electric bore that is 60ft deep and rated at 1200 gallons per hour. There is also the Binnia Creek that runs along the edge of the property and 2 x 500 gallon rainwater tanks connected to the house. • Fencing/Paddocks: Split into 10 main paddocks that consists of post and rail, plain wire, netting and some electric fencing. • Carrying capacity: Currently this property is carrying 40 cows and calves as well as 70 ewes and lambs. • Accommodation: Carinya Park has a 4 bedroom, 2 bathroom homestead that is set up beautifully with open plan living and kitchen, recycled air conditioning and a fireplace. It also has an enclosed verandah and superb 11ft ceilings. Off the house there is a separate office space that is perfect for working from home. • Shedding: 9x12 metre concrete floor workshop with power connected and a large hay shed. • Cattle/sheep yards: Carinya is perfectly set up with both cattle yards, horse yards with day yards off them as well as a horse arena. Property inspections are strictly by appointment only with the exclusive agents, Nutrien Harcourts Scone. Contact Gavin Beard on 0438 452 810 or Maddy Teague on 0417 542 490 for more details.