

286 Range Road, Meadow Flat, NSW 2795



Acreage For Sale

Saturday, 29 June 2024

286 Range Road, Meadow Flat, NSW 2795

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 22 m2

Type: Acreage



Gordon Spring
0299791111



Elizabeth Charlton
0457177060

Price Guide: \$2,500,000

Nestled in the picturesque village of Meadow Flat, Warrobil is a prime property offering a tranquil lifestyle just a 2 hour and 20 minute drive from Sydney CBD along the Great Western Hwy. Boasting 22.74 hectares, this property has served as a successful horse stud and agistment facility for three decades. A spacious 4-bedroom open-plan house with a large family bathroom, additional toilet and an office/study area. The spacious living area boasts large banks of double-glazed windows that look out onto an established cottage garden. It also features an impressive recessed fireplace for cozy winter nights. The property includes a 3-bay lock-up garage and the residence is serviced by a reliable water supply from 2 x 5000-gallon and 1 x 10000-gallon water tanks. Warrobil offers direct access to Abbotsbury State Forest, providing endless trails for riding enthusiasts. Access to Thompson's Creek dam for fishing tournaments adds to the recreational appeal. Positioned at 1200m above sea level on the Great Dividing Range, Warrobil offers breathtaking 360-degree views and experiences all four seasons. Conveniently located 25 mins from Lithgow, 30 mins from Bathurst, and 9 mins from Portland. Meadow Flat Public School is a short 5-minute drive and school buses to a number of public and private schools in Bathurst, stop at the property. Features Include:- 60 x 40 m dressage arena- 18 x 18 m breaking yard- 2-stall stable complex (convertible to a double stable)- 55 acres of pasturage with rye grass, cocksfoot, and phalaris grasses- 7 paddocks of varying sizes- Drought-proof acreage with an extensive underground spring water system- Extra large fireplace (1.2m wide, 60cm high, 40cm deep)- Reverse cycle in master bedroom, main living area and hallway Business Opportunities:- Horse stud- Horse agistment- Equestrian centre- Air B&B horse staycation- Warrobil is not just a property; it's a lifestyle, an opportunity to harmonise with nature while indulging in the equestrian and country living experience. Disclaimer: All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Newport by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website