

72 Glen Haven Road, Yarrowitch, NSW 2354

Lifestyle For Sale

Sunday, 23 June 2024

MacDougall
Rural Property

72 Glen Haven Road, Yarrowitch, NSW 2354

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 923 m2

Type: Lifestyle



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\$1,750,000

The first thing that strikes the visitor to "Wyuna" is the majesty of the gorge. Then you notice the homestead, sheds and cattle yards. All immaculately maintained and perched on the side of the gorge, enjoying the quintessential "million dollar view". At 923* hectares, there is space galore. Although dominated up by rugged gorges, there is plenty of pasture on the valley floor, slopes and on a high plateau in the south to run a small cattle herd. "Wyuna's" address is 72 Glen Haven Road, Yarrowitch 2354. By road, "Wyuna" is located 53 kilometres east of the vibrant rural community of Walcha, and 143 kilometres west of the coastal resort, Port Macquarie. Armidale and Tamworth are other major commercial hubs of the district. Closer by, the rural community of Yarrowitch supports a country hall and public primary school. Homestead What a wonderful place to start the day. "Wyuna" is completely "off-grid". All power and communications come via the sky above. The home features 3 bedrooms, 2 bathrooms (1 internal, 1 external), verandas on three sides, wood fire, a kitchen with 2 stoves and a butler's pantry. There are four living areas, each with spectacular views of the gorges. Set away from the harshness of the nearby tableland, the garden includes avocado, fig, almond, lime, orange and lemon trees, and passionfruit and grape vines. The Adventure Recreation and relaxation are a big part of what makes "Wyuna" so special. Explore the gorges of Deep Gully, Pipeclay Gully, Rocky Gully, Peters Creek and other unnamed gullies. Amongst the gorges are three sets of waterfalls. Some are intermittent, with one fairly constant. At the southern end the property extends to the tablelands, providing high-altitude undulating country for grazing. "Wyuna" has the Oxley Wild Rivers National Park as a neighbour to the north. There are many rock pools and tracks on "Wyuna" to wander, and just as many great spots to settle down for a picnic and get to know the locals. You'll probably want to discover your own. There are many species of wallabies in residence, and there have been sightings of the eastern barred bandicoot and glossy black cockatoos. A rocky knoll within sight of the homestead is a nesting place for several wedge-tail eagles. Operational Infrastructure "Wyuna" is well equipped to handle a herd of about 100 cattle: 2 sets of cattle yards, one at the main entrance, the other on the plateau. 2 machinery sheds. Garage hosting solar panels and workshop. Water tanks. Fencing in very good order over most of the property. Note, there are some spots of weaker fencing in low stock-pressure situations. A network of well-maintained tracks provides access across the property. Some plant and equipment may be purchased separately from the sale of the property. Beef Cattle Operations There is enough space at "Wyuna" to run your own herd of beef cattle. Under current management, calves are weaned and sold "straight off Mum". The cattle utilise most of the property, including the steeper areas. The valley floors often have sweet fresh pick which the cows love. "Wyuna" is strategically fenced into thirteen paddocks to make effective use of the pastures. Coming Back Home At the end of a day's wandering, or tending to your cattle what better place to retreat to. Stay warm by the fire, or relax on the deck and take it all in. Perhaps pick some fresh fruit from a tree to garnish a cocktail. Whether you make it your full-time residence, or a retreat away from everything else you have going on, you'll love coming home to "Wyuna".----The above information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.