

2469 Kangaroo Creek Road, Kangaroo Creek, NSW



2460

Mixed Farming For Sale

Sunday, 23 June 2024

2469 Kangaroo Creek Road, Kangaroo Creek, NSW 2460

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 110 m2

Type: Mixed Farming



Jody Culling



Emily Brighton
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\$1,250,000

This beautifully cared for property is spread over 110ha, or 271 acres, of prime grazing land. This mixed farming property is suitable for cattle and cropping being well-serviced with rich soils, secure water and cultivation opportunities presenting you with a high level of agricultural performance - all whilst being able to relish the comforts of a private, comfortable and self-sustaining lifestyle. Main dwelling: The well-presented cottage is serviced by mains power and offers an open plan design, with a spacious kitchen with ample bench space that opens to the combined living and dining, complete with wood fire. There are 2 bedrooms, each of a reasonable size and with built-in robes, located nearby is the neat and tidy, all-in-one bathroom. The cottage also offers an internal laundry, detached storage and a north-facing deck that offers a picturesque outlook of rolling pastures. There is also a 3-bay lockable workshop with a 2-bay carport, and you will come to love the serenity with the privacy offered. 'Shouse': You will come to adore the carefully thought-out design of the shouse that perfectly infuses indoor/outdoor living. Built around a tranquil rainforest courtyard, the home is of a modern design with a rustic, rainforest ambience throughout. The central hub is the spacious kitchen with walk-in pantry and island bench. Adjacent to the kitchen is the dining area that offers beautiful views out to sprawling pastures as well as the private deck to the fruit orchid. The spacious lounge is complete with a wood fire and allows access to two of the three bedrooms in this dwelling, and also allows access out to the peaceful courtyard. Located with privacy and seclusion in mind, the main bedroom is located at the other end of the home and offers ample storage as well as a walk-in robe. You will also find access to the stylish bathroom nearby completed with a standalone bathtub, circle shower, toilet and handcrafted vanity. The bathroom also allows access to the internal laundry and secondary toilet. To the southern side of the shouse, you will find a 3-bay shed. Country: - 155 acres of mountain bush country for winter grazing, predominately mixed hardwood - 110 acres of arable pasture improved land - 2 acres of Oat and Rye grass - 2,000 pumpkin plants - Capacity to hold 40 breeders / currently holding 10 head - Offers sweeping valley views, to the west and the east Water: - Supported by a total of 7 dams - 2 being spring fed - Towallum River runs through the centre of the property - 2 x Poly 5000gallon and 1x 5000gallon cement water tanks Improvements: - 12 paddocks for stock rotation, all fencing in good condition - Steel cattle yards - 10m x 20m hay shed - Flourishing produce in orchid including: custard apple, banana, macadamia, sweet potato, avocado, mango, blueberries, dragon fruit, pineapple, lychee, pear, jackfruit, mulberry, Feijoa, coffee, passionfruit, cassava, lemon and more. *Machinery and cattle can be purchased separately. Disclaimer: The information obtained in this document are from sources we believe to be reliable, but accuracy is not guaranteed. All prospective purchasers are advised to carry out their own investigations.