

# 1503 Werah Creek Road, Wee Waa, NSW, 2388



## Rural For Sale

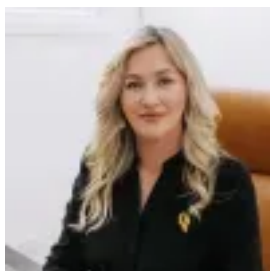
Saturday, 5 October 2024

1503 Werah Creek Road, Wee Waa, NSW, 2388

**Bedrooms: 3**

**Bathrooms: 1**

**Type: Rural**



Kim Rozendaal

## "WIRRAH STATION" - GRAZING / HUNTING / LIFESTYLE PROPERTY

Wirrah Station spans approximately 2,073\* acres (839\* hectares) and is located 29 km southwest of Wee Waa. This property features a mix of cleared and timbered grazing land, having previously supported cattle farming. It is well-watered and equipped with quality fencing, along with a not so charming, albeit aging, original cottage and essential infrastructure.

### Key Features:

- Location: 29 km southwest of Wee Waa. 71 km to Narrabri.
- Acreage: 2,073\* acres (839\* hectares) across two lots, with a boundary measuring 3 km x 2.7 km.
- Land Composition: Approximately 570\* acres are open or lightly timbered, while 1,500\* acres are heavily timbered, predominantly with brigalow.
- Soil Type: Lighter sandy loams.
- Fencing & Paddocks: The property is divided into three paddocks, all with new to good fencing. Access around the paddocks is facilitated by dirt roads.
- Water Supply: Several dams, a well, a 65,000-liter tank at the cottage, and the seasonal Werah Creek running through the property ensure ample water supply.
- Infrastructure: Includes basic steel cattle yards and a 20 ft container under cover.
- Cottage: The original cottage, though in need of a full renovation, could be restored to a three-bedroom, two-bathroom home with two living spaces. It is connected to septic, power, and water.
- Education: Primary and secondary schools are available in both Wee Waa and Narrabri.
- Rates: \$1,288 p/a.

Currently stocked with a few goat herds and natural wildlife. This property represents an excellent opportunity to improve the soils to run additional livestock as well as possibly utilizing it as a hunting destination or lifestyle property.

For inspections, please contact Kim Rozendaal or Kodey Stanford.