

**47 Old Trunk Road, Arkell, NSW, 2795**

**Raine&Horne.**

**Rural For Sale**

Tuesday, 24 September 2024

47 Old Trunk Road, Arkell, NSW, 2795

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 3**

**Type: Rural**



Chris Hagney

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## "TE AROHA" - 250 PICTURESQUE ACRES

Situated in the serene area of Arkell just a 30-minute drive from Bathurst and Blayney, we are proud to present the impressive "Te Aroha" to the market. A picturesque 250 acres of gently undulating country (grey and red loam) with approx. 240 acres of arable land and 10 acres of box timber shelter. Carrying capacity currently 45 to 50 breeders. The expansive, country-style homestead consists of two separate residences separated by a breezeway with a total of 7 bedrooms and 4 bathrooms. There is quality boundary fencing, abundant water and ample shedding including a shearing shed, machinery shed and more. Whether you're upsizing from a residential property or downsizing from larger acreage, we highly encourage arranging an inspection to truly appreciate it all. Call and plan your move today!

Three-Bedroom Residence features include but are not limited to:

- Open-plan kitchen and meals area with an open fireplace
- Attractive kitchen with quality appliances and a walk-in pantry
- Separate dining and separate living with a slow combustion fireplace
- Three generously sized bedrooms with built-in robes
- Large family bathroom plus an ensuite to the master bedroom
- Wood heating and split system heating and air conditioning
- Verandah entertaining area overlooking the established yard and gardens

Four-Bedroom Residence features include but are not limited to:

- Open-plan kitchen, meals and living area
- Brand-new kitchen with electric cooking and ample storage
- Four generously sized bedrooms with built-in robes
- Large family bathroom plus an ensuite to the master bedroom

General features include but are not limited to:

- Three bay garage with power and a meat room
- Machinery shed, two stand shearing shed, hay shed and 2 silos
- Sheep/cattle yards and 6 quality horse stables and tack room with wash bay
- Abundant water with 8 dams and plenty of water tanks
- High altitude country (1,000m) in a high rainfall area with snow in Winter
- Situated on Old Trunk Road just off the Trunkey/Goulburn Road
- Established Equestrian property