

61 Enterprise Road, Rawsonville, NSW, 2830



Rural For Sale

Tuesday, 10 September 2024

61 Enterprise Road, Rawsonville, NSW, 2830

Bedrooms: 4

Bathrooms: 2

Type: Rural



Mark Mudford
0419637543

A blue-ribbon rural lifestyle property

LAWD in conjunction with Delta Agribusiness is pleased to present for sale Rose Cottage (the Property), a highly productive and well-appointed rural lifestyle property situated in the tightly held district of Rawsonville, within the Central West Slopes and Plains of New South Wales.

Key Investment Highlights:

Scale: Total area 121.3* hectares / 299.7* acres

Accommodation: The four-bedroom homestead plus office provides luxury rural living with an architecturally designed spacious layout and no expense spared during construction. Features include blackbutt timber floorboards, vaulted ceilings, island bench, extensive cupboard space with soft closing drawers, walk-in pantry, dishwasher, electric oven, gas stovetop and rangehood. The four bedrooms are kept comfortable all year round by the ducted reverse-cycle air-conditioning, combustion wood fireplace and insulation throughout the home. The two bathrooms are tastefully styled with floating timber and stone vanities, large glass-screen showers and the main bathroom offers a claw foot bathtub with views direct to the lush gardens.

Gardens and Pastures: Over the past two decades, meticulous and thoughtful selection of lush gardens includes rosemary and murraya hedges, kikuyu lawns, roses, camelias and a large wisteria wrapping the large veranda. The vast gardens and homestead are well shaded during the summer months by an array of established trees including golden elms, claret ash, manchurian pear, spartan pine, maple, gums, poplar and more. The 121.3* hectare property of which 79%* is arable has been utilised as cereal cropping plus livestock breeding and fattening with established digit grasses and oats. Soils are predominately red loam Dermosols with portions of red and brown clay Vertosols, approximately 70* hectares currently sown to wheat not included in the sale.

Water: Included in the sale is a 60* Megalitre Upper Macquarie Alluvial Groundwater extraction license on the equipped bore providing secure water to the established gardens and network of cattle troughs via 37,000* litres of storage and underground watering system. The average annual rainfall of 592* millimetres supports the additional 27,000* litre rainwater storage.

Operational Improvements: Quality infrastructure includes a double lockup garage, 11.5* metre x 8* metre machinery shed, 3.5* metre x 8* metre workshop, two undercover stables and horse yards, steel cattle yards including loading ramp and crush, 10* kilowatt solar panel array including two inverters and twenty 250* watt panels plus additional sheds.

Location: The Property is positioned at the end of Enterprise Road providing no-through traffic and spans to the North, joining Burroway Road. Furthermore the Property benefits from being only 23* kilometres to Dubbo, 28* kilometres to Narromine, 402* kilometres to Newcastle, 412* kilometres to Sydney and 421* kilometres to Canberra.

Detailed information memorandum available.

Rose Cottage, 61 Enterprise Road, Rawsonville NSW is being offered for sale by Expression of Interest closing 1pm (AEDT) Tuesday 15 October 2024.

*Approximately

For further information, please contact the agents below.

Mark Mudford (LAWD) | +61 419 637 543

Dave Dugan (Delta) | +61 428 887 722

Tom Pollard (Delta) | +61 475 557 650