



564 Marsh Road, BOBS FARM, NSW 2316

KOOKABURRA FARMSTAY – ICONIC 28-ACRE COASTAL FARMSTAY WITH MULTI-INCOME POTENTIAL

11.57 hectares, 28.60 acres

Set on 28 coastal acres in one of Australia's most desirable lifestyle regions, Kookaburra Farmstay is a rare large-scale accommodation and farm-experience property with a long-standing reputation and strong returning guest base.

Located in Bobs Farm on the Tomaree Peninsula, you're only minutes to beaches, bays, caf  s, sand dunes and tourist attractions, and just 30 minutes to Newcastle Airport-the ideal blend of rural privacy and coastal convenience.

Across 8 dwellings, the property can host up to 57 guests, offering flexibility for ongoing farmstay operations, retreats, wellness groups, multi-family living or further expansion (STCA). Daily animal feeding, tractor rides and the relaxed atmosphere have made it a favourite for families, schools and travellers for many years.

Infrastructure includes bore water with filtration, machinery shedding, cattle yards, backup generator and direct boundary to the Stockton Sand Dunes.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 124P2432

SALE DETAILS

EOI 29th January 2026

CONTACT DETAILS

Adam Wells
0422 147 167

There is DA approval for four additional cabins, providing clear scope to expand capacity and revenue if desired.

Kookaburra Farmstay represents a rare combination of lifestyle, income and landholding in a tightly held coastal region.

For Sale by Expressions of Interest

IM available on request-
<https://advantagegroup.eldersrealestate.com.au/kookaburra-farmstay/>

Elders Advantage Group has sourced this property information from what we believe to be reliable sources; however, we do not guarantee its accuracy. Prospective buyers are encouraged to conduct their own independent investigations. All photographs, maps, and images are for marketing purposes only and are intended to be indicative representations.

- Land Area 11.574009 hectares
- Bedrooms: 18
- Bathrooms: 9

HOMESTEAD

Bedrooms	18
Bathrooms	9



