



271 Williams Road, KULNURA, NSW 2250

Where Country Lifestyle Meets Thoroughbred Excellence – Kulnura

Nestled in the highly sought-after Central Coast Hinterland region of Kulnura, this exceptional landholding offers the ultimate in peaceful country living, just over an hour from Sydney and 45 minutes from Gosford. Situated down a quiet country lane, the property commands an elevated position, offering privacy, tranquility, and breathtaking rural views, while remaining close to all local amenities.

The 4-bedroom brick and tile homestead is warm and inviting, featuring built-ins in every bedroom, open-plan living with ducted air-conditioning, a verandah and BBQ area perfect for entertaining, and a modern kitchen with granite benchtops. The property also includes two bathrooms, ample shedding, and a self-contained 3 bedroom caretakers' quarters, ideal for staff or extended family.

Spanning just over 51 acres (approx.), the property is currently run as a well-established thoroughbred bloodstock breeding and spelling farm, with:

- 6 large paddocks holding approximately 20 horses
- All new Horse Rail fencing with hardwood posts.

TYPE: For Sale

INTERNET ID: 130P0072

SALE DETAILS

New to Market

CONTACT DETAILS

Elders Real Estate Coast and Country

133 Yarramalong Road
Wyong Creek, NSW
0417 400 556

Shaun Coffey
0417 400 556

- Automatic waterers (400L troughs) and underground irrigation with 4-inch mains spanning 800 metres,
- Fertile, well-drained sandy loam soils
- Pasture improved paddocks ensuring lush grazing all year round
- Large spring-fed catchment dam, smaller dams, and two 50,000L water tanks, with bore licence approved
- 3-phase power to main house and shed, solar electric gates, and all internal access roads upgraded for year-round access
- strategically positioned with a north-facing aspect
- Zoned RU1 Primary Production

Perfectly located for equestrian enthusiasts, the property is just minutes from the Stonewall Equestrian Complex, Central Coast Jump Club, and Mangrove Mountain Pony Club, with proximity to Sydney and Newcastle racing precincts, the Hunter Valley, and the Central Coast equestrian network.

Whether you're seeking a fully operational equine breeding and spelling property, a spacious lifestyle retreat, or a combination of both, this property offers the ideal balance of space, privacy, and functionality.

This is a rare opportunity to secure a versatile, well-established bloodstock property in one of the Central Coast's most picturesque and accessible rural locations.

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, Elders Coast and Country does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

Other features: 3 Phase Power

- Land Area 21 hectares
- Bedrooms: 7
- Bathrooms: 3
- Car Parks: 2
- Ensuite











MAIN RESIDENCE



SITE PLAN
(Not to Scale)

271 WILLIAMS ROAD, KULNURA

Scale in Metres



7 Beds 3 Baths 2 Cars

All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquiries.

Internal Area: 465m²
External Area: 173m²