



## 691 Wisemans Ferry Road, SOMERSBY, NSW 2250

Prestige Acreage Living at Its Finest | A Landmark 148-Acre Holding

Welcome to Woodlands Estate, an extraordinary 60-hectare (148-acre) landholding in the esteemed Somersby hinterland - a rare and irreplaceable offering just one hour from Sydney.

Positioned as one of the last remaining estates of this scale and calibre on the Central Coast, this remarkable property delivers a seamless fusion of refined country living, premium equestrian infrastructure, and absolute privacy.

Fully cleared, predominantly level and highly usable, Woodlands Estate presents an unrivalled opportunity for discerning buyers seeking space, prestige and versatility - whether for luxury lifestyle, equestrian pursuits, or a premier training and agistment operation.

A Grand Rural Holding of Scale & Substance

- Approx. 60 hectares (148 acres) of cleared, usable land

**TYPE:** For Sale

**INTERNET ID:** 130P0113

**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

- Zoned RU1 Primary Production
- Rare triple road frontage to Wisemans Ferry, Sylvesters & Elwins Roads
- Gently undulating pasture ideal for horses, cattle or future improvements

#### Elegant Residential Accommodation

- 5-bedroom homestead | 3 bathrooms | 4 toilets
- Multiple living zones with wraparound verandah
- Two bedrooms with ensuite and walk-in robes
- 2-bedroom, 2-bathroom manager's residence with private access
- 1-bedroom guest cottage ideal for extended family or staff
- 6-car garage with additional accommodation flexibility

#### Premier Equestrian & Rural Infrastructure

A true equestrian sanctuary, designed for both performance and horse welfare:

- 10 secure horse paddocks with post-and-rail fencing & electric offsets
- Two stable complexes, including:
  - Main barn with 4 oversized 4.5m stalls, tack room, feed room & hot wash bay
  - Second barn with two large 6m x 4m stalls
  - Floodlit dressage arena with custom surface
  - 20m round yard
  - Extensive space for training track or uphill gallops

This estate offers the scale and layout increasingly sought after within the racing industry - where daily paddocking and horse wellbeing are paramount.

#### Cattle, Water & Working Infrastructure

- Divided into multiple large and medium grazing paddocks
- Cattle yards and race
- Impressive 2-acre spring fed dam
- Abundant water storage
- 44.25ML Water Access Licence
- Solar-powered water systems servicing troughs, gardens & arena
- 3-bay machinery shed with 3-phase power & amenities

- Additional utility sheds, storage containers & pump shed

#### Lifestyle & Recreation at Its Finest

- Championship synthetic grass tennis court
- 2-acre dam ideal for swimming, water skiing & wakeboarding
- Private trails for horse riding and motorbike adventures
- A rare blend of productive land and resort-style living

#### Unrivalled Central Coast Location

- Approx. 12 minutes to Gosford Racecourse
- Approx. 20 minutes to Wyong Racecourse
- Within 60 minutes of Sydney & approx. 1 hour to Newcastle
- Close to Tuggerah Westfield, leading schools & pristine beaches

#### An Irreplaceable Opportunity

Properties of this scale, quality and proximity to Sydney are exceptionally rare and becoming increasingly scarce.

Woodlands Estate represents a true legacy holding - offering the perfect balance of prestige, productivity and lifestyle in one of the Central Coast's most tightly held rural enclaves.

Woodlands Estate presents a once-in-a-lifetime offering.

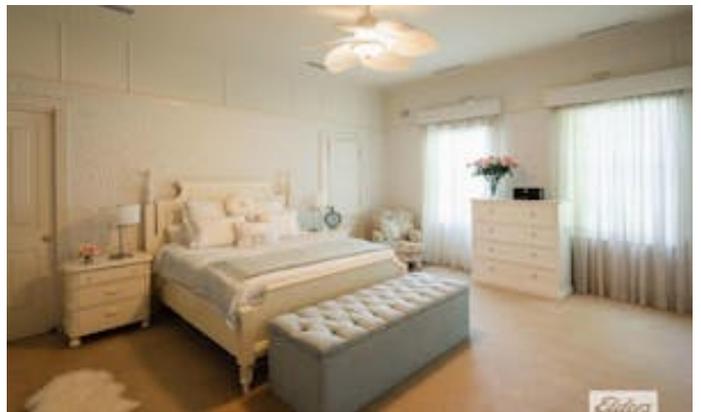
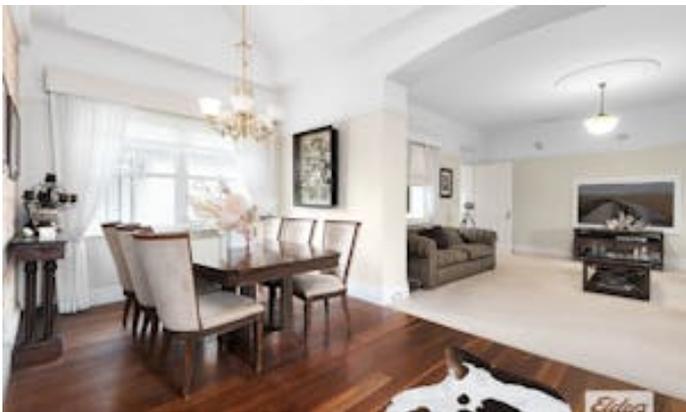
To experience this remarkable property, private inspections and detailed information packages available on request.

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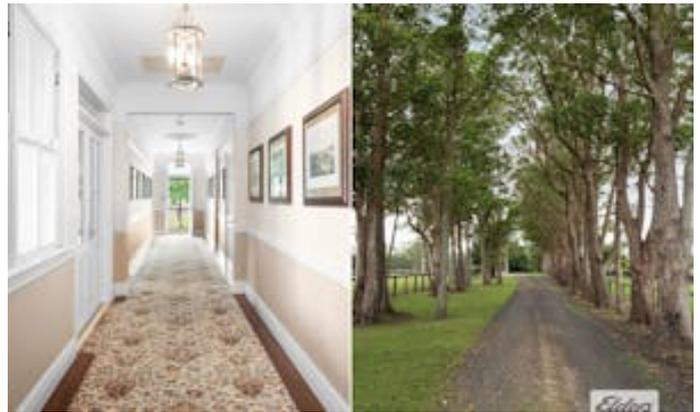
Other features: 3 Phase Power, Carpeted, Security System

- Land Area 59.69 hectares
- Bedrooms: 8
- Bathrooms: 5
- Car Parks: 6











SITE PLAN (Not to Scale)



**691 WISEMANS FERRY ROAD, SOMERSBY**

Scale in Metres

- 8 Beds
- 6 Baths
- 6 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: 363m<sup>2</sup>  
External Area: 198m<sup>2</sup>

