



1510 George Downes Drive, KULNURA, NSW 2250

Established Equestrian Estate | 22 Horse Paddocks | Kulnura Hinterland

Set within the scenic Kulnura hinterland, this well-established 39.85 acre rural holding combines generous family living with extensive equestrian infrastructure. Enjoying sweeping views across the property and surrounding countryside, in a peaceful rural setting.

The spacious brick and tile residence offers seven bedrooms, including a flexible studio-style seventh bedroom within the home. This private wing features its own living and dining area, full kitchen and bathroom, making it ideal for multigenerational living, guest accommodation or extended family, all under the same roof.

Multiple living areas include a rumpus room and dedicated media room, while the central kitchen features a large walk-in pantry, generous bench space and ample storage. Ducted air conditioning ensures year-round comfort, and the oversized garage accommodates up to four vehicles.

Purpose-Built Equestrian Facilities

TYPE: For Sale

INTERNET ID: 130P0126

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

Originally established as a Thoroughbred spelling facility, the equestrian infrastructure has been thoughtfully designed.

The property features 22 horse paddocks, each approximately ¼ acre, supporting effective paddock rotation and horse care.

Each paddock includes:

- Steel horse shelters
- Automatic waterers
- Pop-up irrigation
- Horse-safe PVC fencing

Generous six-metre laneway systems allow safe and efficient movement of horses throughout the paddock network.

The practical paddock layout makes the property ideally suited to Thoroughbred spelling, agistment or boutique training operations.

Additional infrastructure includes:

- 3-bay Colorbond machinery shed (approx. 26m x 12m) with concrete floor
- 3-Phase power
- Second shed (approx. 7.3m x 11.2m) with
- Stable block with three stables (approx. 3.8m x 4m each) &
- Tack and storage area
- 60m x 20m grass dressage arena on sand base

Excellent Water Security

- Large dam approximately (just under one acre)
- Second smaller dam
- 2 bores
- Approx 50,000 litres of rainwater storage servicing the home
- Additional 44,000-litre agricultural tanks
- Dam-fed irrigation system supports pasture across horse paddocks
- Transfer Pump - Yanmar 4-cylinder diesel Engine minimal hours of use

Productive Land & Hinterland Setting

The landscape unfolds across established horse paddocks, open grazing country and

natural bushland, creating a diverse and highly usable rural holding.

The land is mostly level to gently undulating with well-drained soils, well suited to horses and grazing. Soils are of fertile volcanic plateau origin typical of the Kulnura district.

Beyond the horse paddocks lies a cleared grazing area of over 20 acres currently utilised for cattle. An additional 6 acres of the land remains natural bushland, providing a beautiful natural backdrop.

Convenient tar-sealed road access via George Downes Drive

Services include Optus mobile coverage, NBN Fixed Wireless internet and Foxtel connectivity.

Central Coast Hinterland Lifestyle

Enjoy peaceful rural living while remaining within easy reach of major centres.

- Approximately 25 minutes to Wyong
- 30 minutes Tuggerah Westfield
- 5 minutes General Store, Petrol station, Fruit & Veg store, Caf   & Public School
- 30 minutes Tuggerah Westfield
- Easy access to the M1 Motorway
- Convenient to the Central Coast, Newcastle and Sydney

An outstanding opportunity to secure a large and comfortable rural home with excellent horse infrastructure, in the tightly held Kulnura district. Properties of this scale and versatility are rarely offered

For further information or to arrange an inspection, contact Shaun Coffey on 0417 400 556 or Tyler Doggett on 0410 022 758.

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, Carpeted

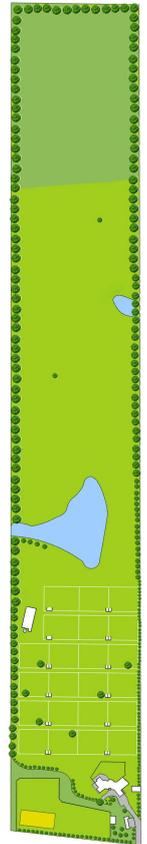
- Land Area 16.13 hectares
- Building Area: 866.00 square metres
- Bedrooms: 7
- Bathrooms: 3
- Car Parks: 4
- Ensuite











1510 GEORGE DOWNES DRIVE, KULNURA

- 7 Beds
- 3 Baths
- 4 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: 866m²
External Area: 88m²

