



188 Bullarook Rd, COOLAH, NSW 2843

Bullarook

614.60 hectares, 1,518.68 acres

"Bullarook"

Situated 35km north of Coolah, Bullarook is a 614Ha (1516Ac) mixed farming property with huge development potential. The property consists of mainly sandy loams with approximately 900 to 1000Ac having been farmed in the past.

Astute clearing and earthworks have produced a productive farm with reliable water supplied by 12 dams and a series of tanks and troughs. The area benefits from 675mm of annual average rainfall and the lighter nature of the country means there is quick response to rainfall events. In the past the property has consistently run 100 cows and calves and 200 angora goats, along with cropping and pasture development. All necessary infrastructure is in place with cattle and sheep yards and two stand shearing shed and grain silo. Bullarook is subdivided into approximately 14 paddocks with good stock proof fencing consisting of a combination of hinge joint and plain wire fences with hotwires.

The home is set in an elevated position with fantastic views to the east overlooking the property. The house is in very good condition with three bedrooms, bathroom shower and separate toilet, modern kitchen/dining/lounge area. It also includes a separate

TYPE: Sold

INTERNET ID: 20143327

SALE DETAILS

\$1,200,000

CONTACT DETAILS

Elders NSW Regional Office

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Gordon Gilder
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sleepout with additional bedroom, bathroom shower and toilet. The house has ducted air conditioning and wood fired heater. There is in excess of 100,000 litres of rainwater.

Two bay workshop/machinery shed with concrete floor, power work bench and modern steel frame hayshed.

There is approximately 350Ac of country that has been cleared in the recent past which has regenerated into young timber. This area if redeveloped would have the potential to significantly lift the carrying capacity of the farm and therefore the resale value. The property has consent to carry out this timber work as it was all cleared at one stage. Some pasture development work has been done with bahia grass.

The school bus to the Coolah schools service the property along with daily mail service and daily return freight service from Gunnedah to Coolah and back.

Bullarook has been in the one family for 40 years and is only being sold now to facilitate the vendors retirement. This property represents an opportunity to secure good safe mixed farming country in a sort after area.

- Land Area 614.6 hectares
- Bedrooms: 3
- Bathrooms: 2

PROPERTY OVERVIEW

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|-------|----------------------|
| Yards | Sheep, Cattle, Other |
|-------|----------------------|

HOMESTEAD

| | |
|----------|---|
| Bedrooms | 3 |
|----------|---|

| | |
|-----------|---|
| Bathrooms | 2 |
|-----------|---|







