



1266 George Downes Drive, KULNURA, NSW 2250

Where Natural Beauty Meets Endless Opportunity

18.56 hectares, 45.86 acres

Set across 18.56 hectares (45.87 acres*) in tightly held Kulnura, Carraro Farm presents a rare opportunity to secure a substantial Central Coast hinterland holding with both income capability and outstanding lifestyle flexibility.

90km* from Sydney and approximately 20 minutes to the M1 Motorway, this is rural scale without sacrificing connectivity.

Currently operating as a productive poultry and orchard enterprise, the property offers established agricultural infrastructure including commercial chicken facilities, an irrigated stone fruit orchard and extensive shedding. For those seeking continuity of income, the foundations are already in place.

What truly sets Carraro Farm apart, however, is its residential scale and lifestyle versatility.

TYPE: Auction

INTERNET ID: 300P194129

AUCTION DETAILS

11:00am, Thursday May 21st, 2026

CONTACT DETAILS

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The property features three country homesteads providing significant accommodation capacity, ideal for multi-generational living, extended family or on-site management, while also offering potential for additional income streams (STCA).

The homes are designed for comfortable rural living, offering generous bedrooms, multiple living areas and spacious kitchens, complemented by verandas and outdoor entertaining areas. Established gardens and thoughtful positioning create a sense of privacy and tranquillity while maintaining a strong connection to the surrounding rural landscape.

For equestrian enthusiasts, a quality 94m x 40m arena, round yard and well-fenced paddocks provide the framework to create a private equine estate or boutique agistment facility.

Water security is supported by a complete irrigation system servicing the orchard, while modern energy infrastructure includes a 90kW solar power system with 50kW battery storage, helping reduce operating costs and supporting both residential and commercial use across the property.

Carraro Farm offers genuine flexibility for incoming owners, with the opportunity to continue operating the existing commercial enterprise, transition the property into a landmark rural lifestyle estate, develop a premium equine facility or explore diversification through agri-tourism or boutique farm stay opportunities (STCA).

Properties of this scale, with multiple dwellings and established infrastructure, within reach of Sydney are exceptionally rare.

Carraro Farm is ready for its next chapter.

Private inspections by appointment.

- Land Area 18.56 hectares
- Bedrooms: 13
- Bathrooms: 6

HOMESTEAD

Bedrooms	13
Bathrooms	6







