



50R Old Mendooran Road, DUBBO, NSW 2830

Cadagi Farm | The Lifestyle You've Dreamed Of, The Opportunity You've Been Waiting For

34.38 hectares, 84.95 acres

Set on approximately 34.38 hectares (84.95 acres*) just 15 kilometres from Dubbo, Cadagi Farm delivers the perfect balance of country living, income potential and rural productivity. Positioned on the picturesque Talbragar River and accessed via a beautiful tree lined driveway, this outstanding property offers a private lifestyle retreat in one of the region's most sought-after locations.

At the heart of the property is a stylish four bedroom homestead surrounded by established gardens, mature shade trees and expansive lawns. Designed for comfortable family living, the home features generous open-plan living spaces, a well appointed kitchen with walk in pantry, spacious outdoor entertaining areas, an inground pool, kitchen garden, greenhouse and stunning rural views.

Equine enthusiasts will appreciate the quality horse infrastructure, including stables, tack and feed rooms, wash bay, round yard, full size dressage arena and a network of well-fenced paddocks with watering systems already in place. The property has successfully operated an agistment business for many years, providing an opportunity for supplementary income.

TYPE: For Sale

INTERNET ID: 300P197223

SALE DETAILS

**\$1,650,000 -
\$1,800,000**

CONTACT DETAILS

Brian McAneney
0417 277 424

Water security is a standout feature, with approximately 138,000 litres of rainwater storage, solar-powered river reticulation, two dams and an extensive irrigation network supporting the established grounds and paddocks.

Whether you're seeking an equine property, a family lifestyle farm or a peaceful rural escape close to Dubbo, Cadagi Farm presents a rare opportunity to secure a highly improved holding with endless lifestyle appeal.

Key Features:

- Approx. 34.38ha (84.95 acres*)
- Four-bedroom country homestead
- Inground swimming pool and outdoor entertaining areas
- Talbragar River frontage and secure water system
- Quality equine infrastructure and agistment facilities
- Stables, dressage arena, round yard and horse paddocks
- Established gardens, greenhouse and kitchen garden
- Approx. 15km from Dubbo on a sealed road
- Productive grazing country with quality fencing
- Multiple passive income opportunities
 - Land Area 34.38 hectares
 - Bedrooms: 4
 - Bathrooms: 3

HOMESTEAD

Bedrooms	4
Bathrooms	3







