



MARLEE NSW 2429

MAGNIFICENT FARM JUST MINUTES FROM TOWN

45.73 hectares, 113.00 acres

Located within a short drive from the centre of Wingham this beautiful 113 acre property offers a mix of highly productive creek flats to secondary ridges and then on to timbered gullies and ridgelines. An irrigation license brings the added ability of pasture production for more intensive farm uses.

This property boasts bitumen road frontage and will appeal to a growing family who is looking to enjoy a rural lifestyle just minutes from town for schooling, shopping, sports and work. Active retirees looking to enjoy farm life will enjoy the level of privacy on offer here along with established farm infrastructure. Bring your cattle, horses, chickens and dogs and settle into an enviable rural lifestyle.

Acreage â##

Tipping the scales at 113 acres (45.72 HA) in area the land offers an extremely productive parcel of creek flats fronting on to the Dingo Creek. The property is well fenced in to six internal paddocks and ready for cattle. The lush flats also enjoy irrigation from a travelling irrigator and underground connection points. A water access license & travelling irrigator, piping and connections will remain with the property upon sale.

TYPE: Sold

INTERNET ID: 93P1935

SALE DETAILS

\$1,100,000

CONTACT DETAILS

Troy Loretan
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The remainder of the acreage runs to gently sloping open grazing country with stands of timber on the higher ridge tops and gullies.

The Home

Very comfortable older style farm home with lovely features from yesteryear. The home is positioned to enjoy a terrific outlook while maintaining a high level of privacy from neighbouring properties and the road. Three bedrooms plus a sleepout and office. Two bedrooms have fitted robes and fans. Master bedroom enjoys an ensuite and air conditioning.

Spacious lounge room with stunning timber flooring, wood fire, high ceiling and French doors. Dining area adjacent the well-planned country style kitchen. Main bathroom provides a shower, separate bath and toilet.

A covered rear verandah overlooks the creek flats and a fully fenced house yard keeps pets and small children around the home. Skymesh internet is connected.

Shedding

Weatherboard and iron roof shedding provides lockable storage. A section of the larger shed offers basic accommodation with a bathroom (hot & cold water), bedroom with air con and a separate living space. An adjoining two bay roofline provides cover for larger vehicles such as a tractor etc.

Ex-dairy bails provide additional cover and storage options and also has power connected. Stockyards include crush, race and holding yard.

Water

Enjoying approximately 1.5 kms frontage to Dingo Creek plus three dams. Additional off stream water supplied by troughs on the creek flat paddocks. Fencing prevents cattle from entering the creek.

Swimming holes are plentiful for the kids and maybe they can even catch a Bass or Catfish during the summer months.

Location -

11.5 kms from the centre of Wingham. 22 kms from the regional centre of Taree. 3.5 hours from Sydney's northern suburbs. 35 mins drive from a choice of beaches.

This lovely Marlee property is proudly offered to the market by Troy Loretan of Elders Taree & Manning Valley. If you seek a productive, private, convenient, and well-watered property you should put this farm to the top of your 'must see' list. Contact our agency today on 65510999 or Troy Loretan on 0400 530269 to arrange your inspection.

- Land Area 45.729478 hectares
- Bedrooms: 3
- Bathrooms: 3

HOMESTEAD

Bedrooms	3
Bathrooms	3











This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.