



97 Stevens Close, WANG WAUK, NSW 2423

Run Cattle By The Coast - Income Meets Lifestyle

228.24 hectares, 563.99 acres

Welcome to 'Bulby', a stunning 564 acre holding positioned just 10 minutes from the Pacific Highway and under two hours north of Newcastle in a picturesque pocket of the Mid North Coast. A short drive places you in Nabyac, with the pristine beaches, caf  s and services of Forster and Tuncurry just a little further away offering the perfect balance of rural productivity and coastal lifestyle.

This substantial holding is ideally suited to active retirees, lifestyle graziers or cattle and horse enthusiasts seeking room to move without sacrificing convenience. With scale and quality pasture, 'Bulby' presents an outstanding opportunity to run a cow and calf operation while enjoying proximity to major regional centres and the coastline.

'Bulby' presents an enviable rural lifestyle without compromise and must be inspected to truly appreciate its location, size and features.

Residence

TYPE: For Sale

INTERNET ID: 93P2357

SALE DETAILS

PRICE GUIDE
\$2,100,000

CONTACT DETAILS

Troy Loretan
0400 530 269

- Generous four bedroom homestead with a sweeping rural outlook.
- Spacious living spaces including formal lounge room, formal dining room, open family and casual meals area.
- Separate rumpus room for added flexibility.
- Well-sized bedrooms throughout. Master bedroom with ensuite.
- Dedicated study/home office.
- Comfortable layout suited to family living and visiting guests.
- Third shower & toilet.
- Large verandahs provide extra outdoor living options.

Shedding & Infrastructure

- Extensive vehicle garaging for up to 7 cars across two sheds.
- Workshop (ex-dairy) ideal for machinery maintenance and projects.
- High roofed tractor and machinery storage.
- Working stockyards complete with 'Red River' crush, race and holding yard.
- Functional infrastructure supporting efficient livestock management.
- Excellent tank water storage on hand for residence and shedding.

Acreage & Agricultural Features

- 564 acres offering a mixture of productive grazing country and steeper heavily timbered peaks.
- 11 internal paddocks allowing practical stock rotation.
- 11 well placed dams providing reliable stock water (most cleaned out during 2018-2020).
- Established pastures including Kikuyu, Rhodes Grass, Paspalum and Setaria.
- Standing feed on upper slopes.
- Owner-rated carrying capacity of approximately 80 cows and calves given average annual rainfall.
- Suited to cattle and horse enthusiasts. Also ideal for other rural pursuits.
- Incredible rural outlook from the highest peak of the property provides ocean and lake views.
- Timbered country makes for a natural haven for all manner of native flora and fauna.

With scale, water, pasture and infrastructure already in place, 'Bulby' delivers a terrific blend of coastal accessibility and genuine grazing capability. Elders Real Estate Taree is proud to present purchasers with a rare opportunity to secure broad coastal acres in a tightly held and highly desirable Mid North Coast location.

To arrange for your private inspection we invite you to call Troy Loretan on 0400 530269 or (02) 65510999.

*Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.

- Land Area 228.242702 hectares
- Bedrooms: 4
- Bathrooms: 4

HOMESTEAD

Bedrooms	4
Bathrooms	4











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