



1135 Lansdowne Road, MELINGA, NSW 2430

Coastal Grazing at Its Finest

Set against a picturesque riverfront backdrop in peaceful Melinga, this exceptional 106-acre grazing property offers the perfect fusion of country comfort and productive farmland. Whether you're seeking a working rural enterprise or a serene lifestyle retreat, this property delivers space, infrastructure and timeless charm in equal measure.

The Homestead

A welcoming brick and Colorbond country residence with classic front and rear bullnose verandahs invites you to relax and take in the rural views.

- Three generous bedrooms with ceiling fans and air conditioning, all with direct verandah access
- Study or optional fourth bedroom
- Two well-appointed bathrooms, including one with bathtub and separate toilet
- Huge walk-in linen storage cupboard

TYPE: For Sale

INTERNET ID: 93P2364

SALE DETAILS

PRICE GUIDE
\$1,950,000

CONTACT DETAILS

Shane Merrick
0408 621 962

- Large timber country kitchen featuring stone benchtops, dishwasher, 900mm gas stove & oven, and walk-in pantry
- Informal dining off the kitchen plus expansive open plan formal dining and lounge with elevated timber ceilings
- Large laundry with external access
- Covered entertaining and BBQ area overlooking the saltwater inground swimming pool ### perfect for family gatherings
- Generous garage with substantial workshop attached

The Land & Infrastructure

Comprising 106 fertile riverfront reserve acres, this property is fully fenced into 12 easy-care paddocks, ideal for grazing and livestock management.

- Irrigation pumped directly from the river servicing 7 troughs
- 2 stock dams
- Large steel stockyards and crush with loading race
- L-shaped machinery shed with high-clearance openings
- Lockable workshop
- Open machinery bays
- Spacious hay shed
- 2 x 5,000-gallon freshwater tanks
- 7kW solar system

This is a rare opportunity to secure highly productive country with a quality homestead and excellent infrastructure, all within easy reach of the Mid North Coast lifestyle.

For your private inspection, contact:

Shane Merrick ### 0408 621 962

Troy Loretan ### 0400 530 269

Arrange your inspection today and experience coastal grazing at its finest.

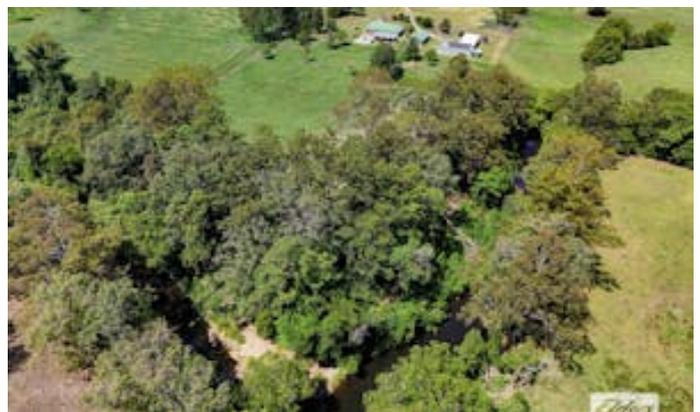
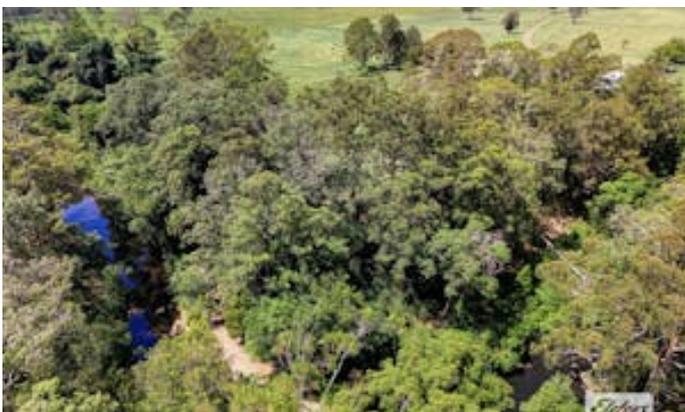
*Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.

Other features: Area Views, Bush Retreat, Car Parking - Surface, Carpeted, High Clearance, Openable Windows

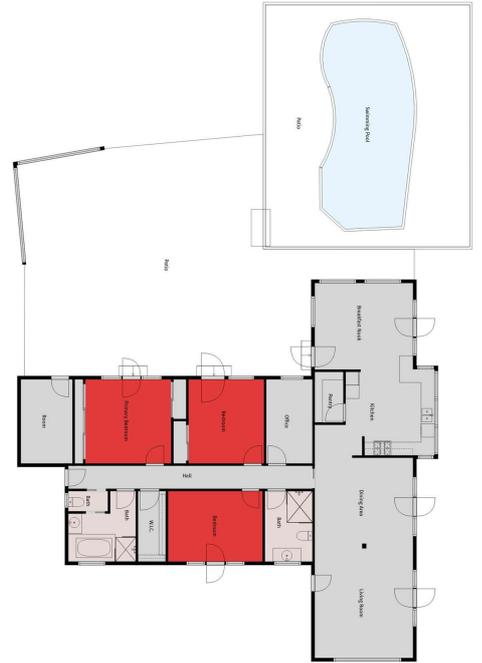
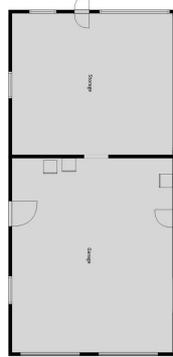
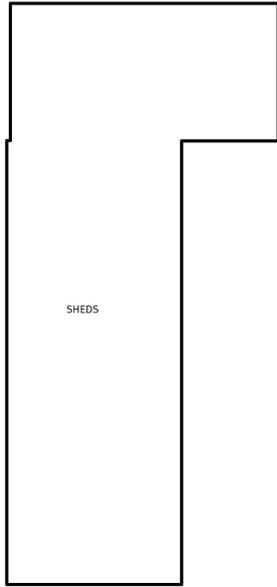
- Land Area 106 acres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- 6 car carport











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