



## 700 Oaklands Road Yarrowitch Valley Via, WALCHA, NSW 2354

A LANDMARK GRAZING OPPORTUNITY IN A BLUE RIBBON LOCATION

**630.50 hectares, 1,557.97 acres**

Introduction: Elders Tamworth are pleased to present to the market 'Carinya', a fully functioning beef cattle property combined with an exceptional homestead in beautiful park like surrounds located in the favoured Yarrowitch Valley, just 43km from the beautiful town of Walcha. Carinya features 630 hectares or 1558 acres of Eastern Fall grazing with reliable rainfall and temperate climates.

Size: 630 hectares or 1558 acres

Home: Originally built in 1878, the Carinya Homestead has been thoughtfully transformed by the current owners, undergoing a comprehensive renovation to deliver a refined blend of character and modern living. The home now offers four spacious bedrooms, including a master suite complete with walk-in robe and ensuite. At the heart of the residence is a well-appointed kitchen featuring an island bench, SMEG appliances, and a seamless outlook over both formal and informal living areas. Period charm is retained with 9-foot ceilings, while an abundance of natural light enhances the home's warm and inviting feel. The homestead has brilliant indoor and outdoor entertainment areas, with a key feature being the outdoor barbecue area overlooking

**TYPE:** For Sale

**INTERNET ID:** L21494510

**SALE DETAILS**

[Expressions Of Interest](#)

**CONTACT DETAILS**

**Elders Real Estate  
Tamworth**  
247 Peel Street  
Tamworth, NSW  
02 6766 1666

**Riley Gibson**  
0417441688

the farmland.

The cottage or staff residence is also well appointed and has been fully renovated, featuring two bedrooms, open plan kitchen and dining and an excellent deck.

Land: 'Carinya' offers a desirable mix of basalt and sandy loam soils, gently undulating across productive, largely arable country. Combined with a temperate climate and reliable high rainfall, the property delivers strong seasonal consistency and production confidence. A well-managed pasture improvement program, underpinned by a consistent fertiliser and top-dressing history, provides immediate benefit to the incoming purchaser. The majority of the property is established to a multispecies perennial pasture base, including quality herbage and clover varieties. The current pasture program follows a proven rotation of two years of annual cropping, transitioning into long-term perennial pastures, enhancing soil health, productivity, and long-term carrying capacity. Approx. 182 hectares or 450 acres has also recently been sown to a high performing oats/rye grass mix, providing incoming owners with production ability from day one. As an added bonus, approx. 90 acres has been approved for further clearing under a PVP Plan, providing the opportunity to add further production potential.

Water: The property enjoys a temperate climate with an average annual rainfall of approximately 1,050mm. Combined with its elevation, this supports strong and reliable perennial pasture growth. Rainwater infrastructure is well established, with extensive catchment from the improvements providing approximately 110,000 litres of freshwater storage. Stock water is securely supplied via a network of earth dams, some spring-fed, ensuring dependable supply across the property. A purpose-built spring-fed dam further enhances water security, supported by a recently upgraded submersible solar pump. This system feeds two 22,500-litre tanks and reticulates water to stock troughs as well as the established park-like gardens surrounding the homesteads. In addition, there are 7 x 22500L freshwater tanks harvesting water off various sheds.

Infrastructure: Infrastructure is of the highest standard, meticulously designed for efficiency, durability for large-scale operation. The cattle yards are purpose-built to handle significant numbers, with all-weather B-double access. They feature two cooler yards with shade, feed bunks and trough water, along with a well-considered layout incorporating a drafting pound, curved race and elevated catwalk leading to an undercover weigh box and vet crush. The main working area is undercover, with power, sink, running water, and dedicated storage with shelving. Key sections of the yards are concreted, complemented by a separate calf-marking facility equipped with a force, race and cradle. Supporting livestock infrastructure includes a three-stand electric woolshed with a lockable skillion bay and concrete floor, currently utilised as a workshop. Adjoining this is a well-designed sheep handling system with a drenching race and drafting facilities.

Shedding is extensive and well-appointed, highlighted by a substantial four-bay 'Big Steel' shed (approx. 30m x 16m x 6m). Additional improvements include a 14m x 9m steel-frame hay shed and a 16m x 9m enclosed shed offering further versatility, including stables and day yards with a smaller rubber-lined round yard with adjoining cutting pen completes the working improvements. Well developed throughout, 'Carinya' offers a practical laneway system to the cattle yards, supported by fourteen main paddocks and additional holding paddocks close to the central infrastructure with a significant investment, majority of the fencing has been renewed in recent years.

Comments: A property that has been developed with a high level of detail, from the land to the infrastructure and management practices, Carinya is set up and ready to perform. Offered for genuine sale in a well regarded and revered location. For further information, contact Riley Gibson on 0417 441 688 or Baden Chaffey on 0488 697 416.

- Land Area 630.5 hectares
- Bedrooms: 4
- Bathrooms: 3

## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	3







