



## 390 Tarana Road, BREWONGLE, NSW 2795

Discover Productive Rural Luxury at Westpoint

**101.17 hectares, 249.99 acres**

Set in the heart of prime agricultural land, Westpoint offers the perfect blend of modern comfort and rural functionality across an expansive 250 acres. This exceptional Kenwood-built home sits on premium farming territory with outstanding water infrastructure, making it ideal for both lifestyle seekers and serious agricultural enterprises.

- **Exceptional Water Security:** 40,000-gallon cement header tank, 25,000-gallon house tank, 5,000-gallon shed tank
- **High-Yield Bore:** Producing approx. 2,500 gallons per hour (approx. 5,000 gallons daily capacity) with solar bore pump
- **Comprehensive Irrigation:** Sprinkler systems front and back, pipe system under road for seamless water distribution
- **Master Bedroom:** Spacious with ensuite and ceiling fan
- **Second Bedroom:** Features ensuite with bath, walk-in robe, ceiling fan and split

**TYPE:** Auction

**INTERNET ID:** L23437017

### **AUCTION DETAILS**

10:30am, Friday September 19th, 2025

### **CONTACT DETAILS**

**Elders Emms Mooney**  
152 William Street  
Bathurst, NSW  
02 6331 0744

**Kurt Waterford**  
0439642390

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

system

- Additional Bedrooms: Three more bedrooms with built-in robes and ceiling fans 4th bedroom with ensuite
- Luxury Bathrooms: Main bathroom with double vanity and spa bath, all three bathrooms feature floor to ceiling tiling
- Living Spaces: Study/media room and additional formal lounge room
- Open Plan Living: Kitchen, dining and lounge areas flowing seamlessly together with wood fire and split system
- Premium Kitchen: Island bench design with pantry and ample storage throughout, Miele oven and integrated dishwasher, electric cooking
- Garage: Double garage with internal access
- Major Infrastructure: Massive 12x35m shed and additional 10x7m shed for equipment and storage
- Livestock Facilities: Two-stand sheep sheeting stalls and comprehensive sheep yards
- Electric Fencing: Complete electric fence system throughout property
- Self-Sufficiency: Established chicken coop and productive vegetable patches
- Expansive Land Holding: 250 acres of prime agricultural land, 95% arable perfect for farming or grazing operations
- Convenient Location: Just 15km to post office with stunning surrounding farmland views

This remarkable property combines the tranquility of rural living with modern conveniences and superior water infrastructure. Whether you're seeking a lifestyle change, planning a farming venture, or looking for a sound agricultural investment, Westpoint delivers exceptional value with its premium location, quality improvements, and outstanding water resources that set it apart from typical rural offerings.

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 101.171411 hectares
- Bedrooms: 5
- Bathrooms: 3



**HOMESTEAD**

<b>Bedrooms</b>	5
<b>Bathrooms</b>	3



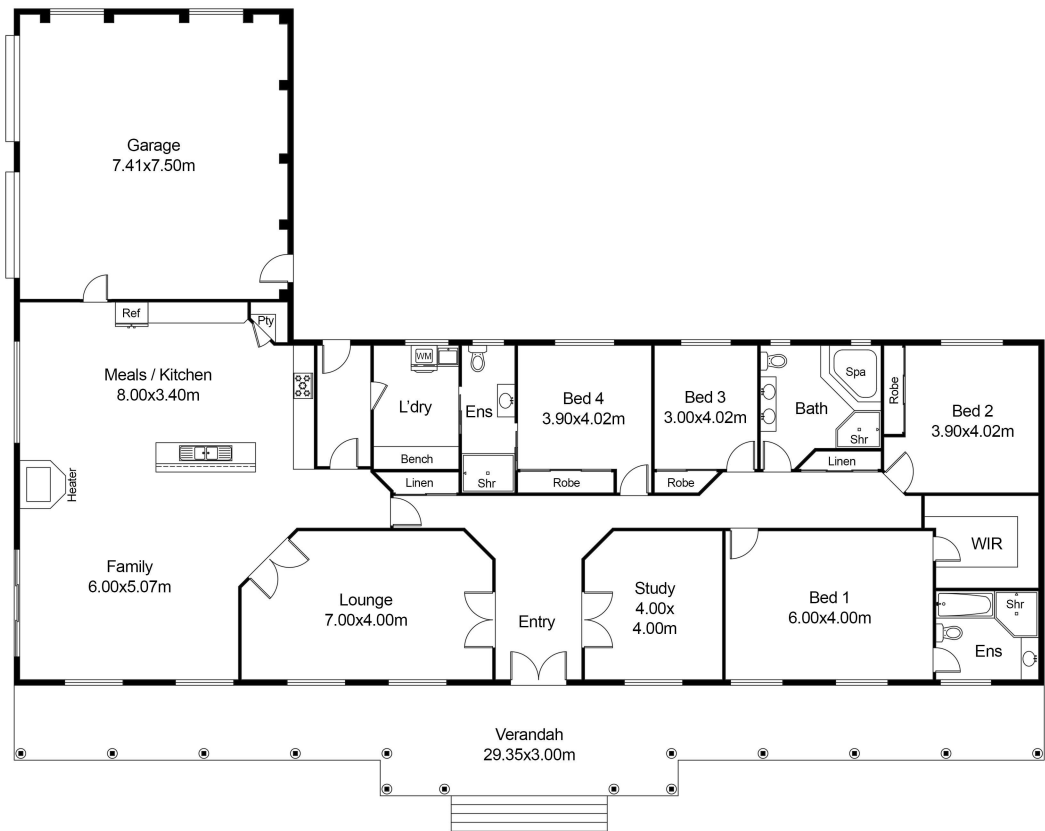












FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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