



440 Duramana Road, EGLINTON, NSW 2795

'Strath Meadows' - Exceptional Grazing Property on the Edge of Bathurst

113.74 hectares, 281.06 acres

'Strath Meadows' is a remarkable property comprising of 281*acres of prime grazing/farming country with building entitlement and sealed road frontage. Positioned minutes from Bathurst with stunning views overlooking Bathurst and the mountain ranges. Part of a three-lot subdivision of 840.5*acres, your choice to buy this one, buy two or buy all three. This property offers a sought-after location with gently rolling country and abundant water availability from 13 stock water dams.

- Approximately 113.2*hectares (281.07*acres) of gently rolling grazing/farming country overlooking Bathurst and mountain ranges beyond.
- Zoning RU1 - Primary Production (with a minimum lot size of 100 hectares or 250 acres).
- 211*km from Sydney CBD, located on the Duramana Road, 4.5*kms to Eglinton and 11*kms from Bathurst.
- Excellent access to the Suburb of Eglinton, and on Bathurst's doorstep.

TYPE: Sold

INTERNET ID: L25533372

SALE DETAILS

[Contact Agent](#)

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Sam D'Arcy

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- Sealed road entrances with 600*meters of sealed road frontage to Duramana Road.
- Water is a feature! 13* large stock dams.
- Six concrete troughs with round steel cattle guards.
- Excellent pastures, clean country with minimal weeds.
- Comprised of cleared open grazing country dotted with yellow box timber providing further shelter for livestock.
- Granite to heavy grey loam soil is highly arable.
- Subdivided into 8*main paddocks.
- All the internal fencing is in near new condition and the boundary in good stock proof condition.
- Climate - the Central Tablelands enjoys a temperate climate, with cool winters and mild summers, making it ideal for pasture growth.
- Many building sites capturing prominent views of the area.

AN OUTSTANDING TABLELANDS PROPERTY - this very attractive grazing/farming property has been improved over the years and offers a smooth transition for the astute buyer looking at farming, beef and or lamb production with excellent water security, clean well-maintained pastures, sound fencing and excellent access.

Inspection is strongly recommended.

Contact agents for further information or to arrange an inspection.

Agents:

Sam D'Arcy 0401 612 996

Hugh Gooding 0439 000 639

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 113.744993 hectares





