



2241 Curricabark Road, DEWITT, NSW 2422

"Avonleigh" - The Ultimate Trophy Property!

1,618.74 hectares, 3,999.91 acres

A picturesque rural landscape within Dewitt, approximately 40kms outside of Gloucester, this impressive holding of approximately 3250 acres offers a rare combination of productive grazing country, native bushland, and breathtaking mountain scenery. Creek flats and ridgelines with beautiful rich soils, this property delivers both an enviable rural enterprise and an inspiring natural sanctuary.

Currently carrying approximately 160 cows + calves, the land has also previously supported approximately 400 dry cattle by the previous owner. The property is divided into 18 well-fenced paddocks and is serviced by two sets of fully equipped cattle yards, crush and race. Pastures have been fertilised and seeded with phalaris, cocksfoot, paspalum and clover, plus there is an abundance of native grasses, ensuring strong productivity. Other features include excellent fencing, a large hay shed, two-bay garage and tack room. Reliable water sources include two permanent creeks, a bore rated at 2 litres per second plus numerous stock dams and natural gullies, large rainwater tank capacity includes a 120,000L tank. Tracks have been installed throughout the property for ease of access.

The charming circa 1960s country style timber weatherboard cottage is comfortable, offering four bedrooms, 2 bathrooms, a wood fire and air conditioning. The front porch

TYPE: For Sale

INTERNET ID: L37529872

SALE DETAILS

\$3.8 Million

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
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Denise Haynes
0414725482

provides the perfect spot to take in the lovely outlook.

Beyond its productivity, this property is also a haven for nature lovers. The mix of native flora, towering timbers, and thriving wildlife makes it an extraordinary escape for those who appreciate biodiversity and seclusion. Whether your vision is to expand your grazing operation or to simply live immersed in the sights and sounds of the Australian bush away from the maddening crowds, this property delivers on every front.

For inspections or further information contact Denise Haynes 0414 725 482

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 1618.742568 hectares
- Bedrooms: 3
- Bathrooms: 1

PROPERTY OVERVIEW

Rainfall Average	Approx 38" PA
Improvements	Iron hay shed and 2 bay weatherboeard garage. Tack Room

WATER/IRRIGATION

Irrigation	Pump from creek
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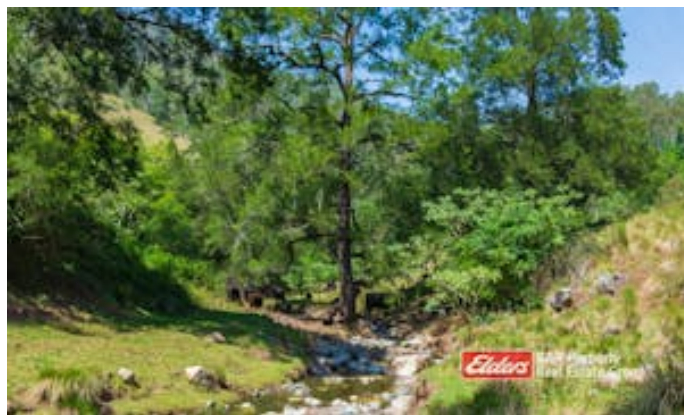
HOMESTEAD

Bedrooms	3
Bathrooms	1











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Internal Floor Area: 145m²
 Land Area: 4000ac



Disclaimer: Plans and dimensions are depicted as accurately as possible, however, these plans are to be used as a guide only as variations may be possible.