



1712 Hazelgrove Road, TARANA, NSW 2787

"Riverdale" - Prime riverfront haven in the coveted Tarana district.

86.91 hectares, 214.77 acres

"RIVERDALE" is an outstanding 86.92* Ha (214.77* acre) north facing property, sitting on the banks of the beautiful Fish River in the highly sought after Tarana district.

"Riverdale" is an outstanding 214.77* acre country estate located in the renowned Tarana district, 20*kms from Oberon and a 168*kms from Sydney CBD. "Riverdale" comprises a very elegant four-bedroom homestead, rich fertile soils, and extensive infrastructure. The owners have spared no expense with the improvements. Very rarely does a property the caliber of "Riverdale" come to the market.

- Set on 214.77*acres (86.92*Ha) of quality, north facing undulating grazing land, with excellent improved pastures and water. Perfect for running a productive enterprise while simply enjoying the tranquility that this unique property offers.
- Outstanding water security with frontage to Fish River and eight dams.
- Magnificent four-bedroom, three-bathroom homestead set on a beautiful stretch of Fish River with rocky rapids and deep pools.

TYPE: For Sale

INTERNET ID: L37961702

SALE DETAILS

\$3,350,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Sam D'Arcy

0401612996

- Polished timber floors throughout.
- The heart of the home boasts the impressive open plan lounge, kitchen and dining areas. The open plan kitchen boasts large preparation and serving areas and a walk-in pantry. A combustion gas heater in the family room provides winter warmth, and outward opening doors lead to an adjoining timber deck.
- A separate timber deck and nearby firepit provide the perfect spot for outdoor entertaining and soaking up the outstanding views.
- The master bedroom features an ensuite bathroom and a walk-in robe.
- All the bathrooms feature heated floors and towel rails.
- In the same wing as the master bedroom, is an adjoining games room with its own fireplace and private deck.
- Another lounge features north facing bay windows, an open fireplace and a hot tub at the door.
- A further three generous bedrooms have their own built-in robes.
- Two car lock up garage (with internal access through the mud area for boots and coats), and an adjoining 2 car carport.
- A separate study is ideal for working from home.
- Beat the heat on those warm summer days in the swimming pool that features a surrounding timber deck and adjoining brick bbq with a pizza oven.
- Sweeping park-like garden with established European trees, hedges, shrubs and lawns.
- Sitting at 800*m to 950m*ASL you will enjoy a cooler climate and occasional winter snowfall, high rainfall with mild summers.
- A 20*m x 10*m enclosed machinery shed with solar power connected and concrete floor to store all your farm machinery.
- 2 x 6*m x 10*m haysheds.
- A 24*m x 8*m farm shed and workshop with an enclosed bay and concrete floor.
- The original shearing shed has been cleverly repurposed as an indoor entertaining area with a bar area, polished timber floors, a steel firepit and numerous other inclusions.
- Other infrastructure features include troughs, hay feeders, a flat bottom silo, an overhead diesel tank, & a hothouse grow vegetables in the cooler months.
- The farm is subdivided into 8 main paddocks with a central laneway system leading to the large steel cattle yards with concrete base and under cover 'Arrowquip' crush with inbuilt 'Gallagher' scales.
- All the boundary and internal fencing are in very good stock proof condition, and there is electric fencing around the entire perimeter.

From the moment you enter "Riverdale", you will feel at ease with the peace and privacy. A magnificently presented homestead, river frontage, fertile country, secure water with beautiful surroundings and views to match, an ideal property for entertaining friends and family. "Riverdale" represents a rare opportunity to secure a blue-ribbon property in a desirable location. No money needs to be spent as all improvements have been sensibly thought through and completed.

* Approximately

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 86.914335 hectares
- Bedrooms: 4
- Bathrooms: 3



HOMESTEAD

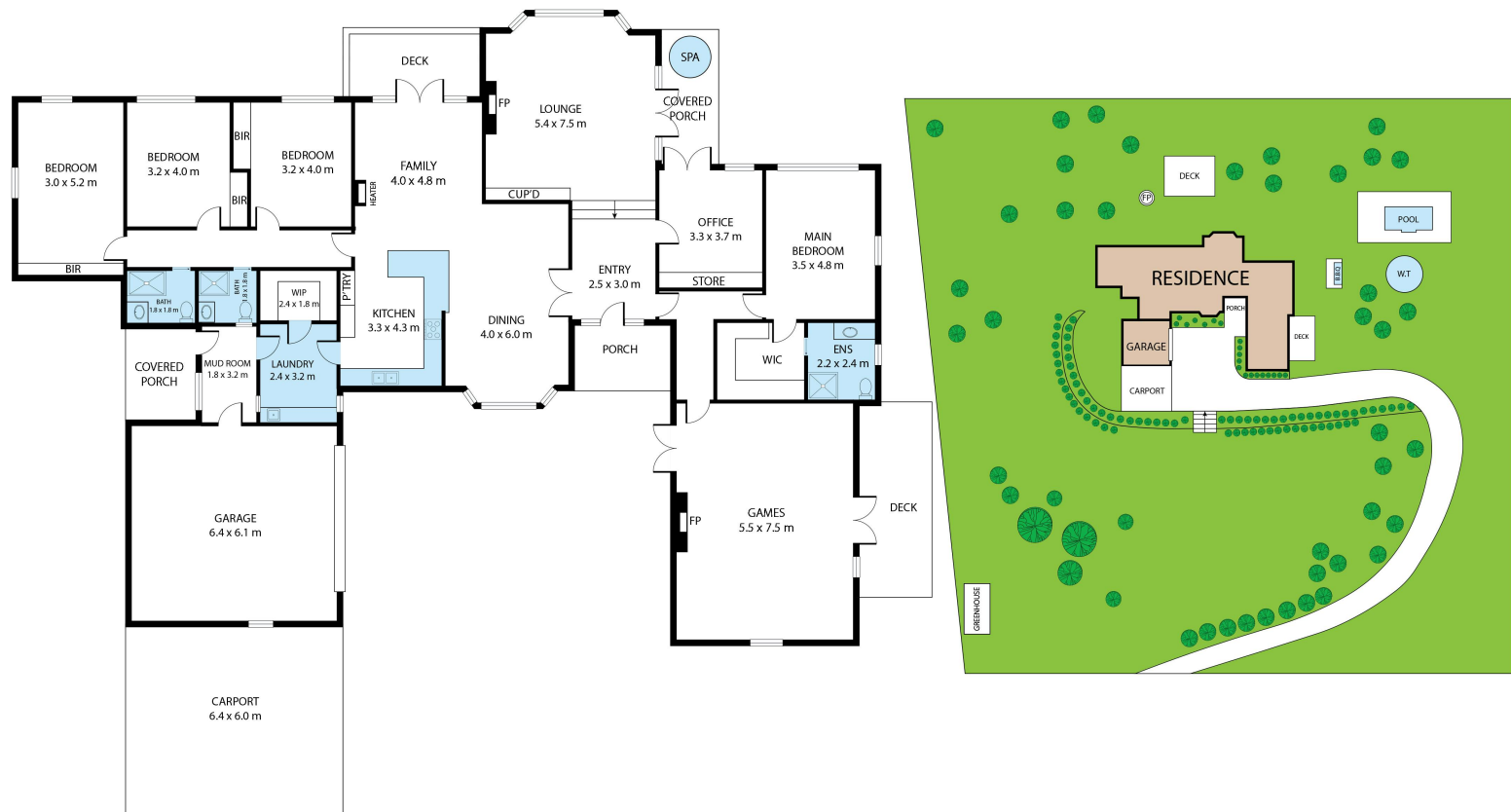
Bedrooms	4
Bathrooms	3











1712 Hazelgrove Rd, Tarana
Approx Floor Area 248SQM

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Emms Mooney