



## 2337 Danglemah Road, WOOLBROOK, NSW 2354

RENOVATED HOMESTEAD WITH RELIABLE RAINFALL & GRAZING POTENTIAL

**541.57 hectares, 1,338.22 acres**

Area: 541.5\* hectares / 1,338\* acres

**Location:** The Grange is located in a safe and well regarded area close to the village of Woolbrook NSW, only 30km\* to Walcha and 71km\* from the thriving regional centre of Tamworth NSW. Located in the New England Tablelands, the area has a reputation for safe annual rainfall, temperate climates and good access to a range of livestock selling centres, rural services, schools and medical facilities.

**Home:** The main residence is a fully renovated country style weatherboard homestead featuring four bedrooms, two bathrooms, two toilets, spacious lounge area and a dedicated dining area, all designed for relaxed family living. A focal point of the home is the ultra modern kitchen, complete with fireplace and quality appliances. A large elevated deck has been positioned to capture the stunning valley views and will provide an exceptional space for entertaining and relaxing while overlooking the property. Complementing the home is a renovated and well-appointed one-bedroom granny flat complete with modern conveniences, a modern bathroom and living area, along with a decked veranda enjoying magnificent views across the property. Further

**TYPE:** Auction

**INTERNET ID:** L39478829

### AUCTION DETAILS

6:00pm, Thursday July 16th, 2026

### CONTACT DETAILS

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

**Riley Gibson**  
0417441688

accommodation is provided by a three-bedroom shearers quarters, offering practical additional space for staff, guests or seasonal workers. The homestead is positioned in a beautiful setting and has an extremely good feel.

**Country:** Soil types are predominantly granite and areas of trap rock, supporting a productive grazing enterprise with further development potential. The Grange comprises a versatile mix of gently undulating country and hilly grazing land, with approximately 80 hectares / 200 acres of cultivation country and additional areas suitable for further agricultural development and pasture improvement. The balance of the property consists of quality native grasses and timbered grazing country carrying a mixture of Stringybark, Apple Gum and Box timber. Further pasture development potential offers scope to enhance carrying capacity and overall productivity.

**Water:** Water security is a key feature of the property, with two spring-fed creeks traversing the holding, supported by approximately 10 dams, numerous springs and natural soaks. Water infrastructure includes an electric submersible bore connected to four header tanks, supplying four troughs across the property via a reticulated system, with infrastructure already in place for an additional four troughs. Approximately 13,000 gallons of rainwater storage provides domestic water. Importantly, livestock water remained reliable throughout the 2018 and 2019 drought period. Situated within a dependable 32-inch rainfall district, the property benefits from strong seasonal pasture growth and reliable year-round production.

**Infrastructure:** Infrastructure throughout The Grange is well maintained, functional and ideally suited to a productive grazing enterprise. Improvements include numerous sheds, highlighted by a three-bay machinery shed and a classic two-stand electric woolshed complete with attached workshop and chemical storage. Steel and timber cattle yards are equipped with a crush and loading race for efficient livestock handling. The property is subdivided into approximately 16 paddocks with good fencing throughout, while a centrally positioned laneway provides excellent ease of stock movement and management. The current owners have completed approximately 8km of new fencing over the past three years. Additional infrastructure includes a 50-tonne silo supplying grain to three feedlot pens, which are conveniently connected back to the cattle yards via the laneway system.

**Remarks:** A highly productive New England grazing property combining reliable water security, quality breeding country and excellent operational infrastructure, "The Grange" presents as an outstanding opportunity within a tightly held and highly regarded district, with the option to further develop and improve productivity. Being offered for genuine sale with offers prior to auction considered. To arrange an inspection please call Riley Gibson on 0417441688 or Baden Chaffey on 0488697416.

- Land Area 541.57 hectares
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2







