Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

"Bronte Pa 732 Martindale Rd, Denman, NSW 2328

Sold - $1,200,000

Lifestyle 2 1









"Bronte Park" Productive Rural Holding on Martindale Creek

"Bronte Park" is a picturesque and secluded rural property offering a blend of fertile soils, quality water resources, and significant potential for a variety of farming pursuits. The property features arable flats bordering Martindale Creek, rising to gently undulating grazing hills, providing an excellent opportunity for mixed farming operations.

Open for Inspection

By Appointment.

Area: 94.26ha (233ac), Lot 129 DP 735771 Divided into several paddocks.

Water: The property benefits from a comprehensive water supply system, including a reticulating stock water system sourced from Martindale Creek, two dams, creek access, and a 50MEG Water Allocation License (WAL). The fertile creek flats have a history of hay production, and old irrigation infrastructure is available, some improvements are required to fully utilize the current infrastructure.

Accommodation: The homestead is a two-bedroom, one-bathroom dwelling with a sleepout, offering potential to be transformed into an excellent family home with some renovations. The property has experienced some termite damage, now inactive, but is currently occupied and serviced with all necessary utilities connected. Or use the current base while you build a home on one of many sites with stunning valley and mountain views.

Productivity: "Bronte Park" has been managed with a strong focus on seasonal conditions and land stewardship. The property is capable of running approximately 40 cow-calf units, with additional opportunities to cut hay or finish livestock on the fertile creek flats.

Location: Ideally located just 9km from Denman, 30km from Muswellbrook, and 135km from Newcastle, "Bronte Park" is conveniently positioned near key regional hubs. Situated on the doorstep of the renowned Hunter Valley wineries and tourism region, the property offers exciting potential for both agricultural use and tourism-related ventures.

Opportunities to secure a property like "Bronte Park" are rare, especially in such a prime agricultural region. With its fertile flats, water security, open grazing, and proximity to major centers, this property offers exceptional potential for those seeking a quality rural lifestyle and valuable long-term asset. "Bronte Park" is truly a must-see, give me a call today to organise your private inspection.

Listed By
Stephen Johnston

Listing Number: 3454595

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.