

"Carinya P 1158 Warrumbungles Way, Coolah, NSW 2843

Sold - \$1,275,000

Lifestyle 4  2 



Lifestyle Investment minutes from town!

"Carinya Park" situated just 22.5 kms from Coolah is a well established lifestyle enterprise. "Carinya Park" is approx, 228 acres of creek flats currently running 40 cows with progeny and 70 ewes and lambs with approx. 95% of the property being arable. This lifestyle block is the ideal setting for a small equine or stud enterprise being just minutes from town.

Open for Inspection

By Appointment.

A large 4 bedroom farmhouse with an enclosed verandah provides comfort to suit the growing family. Freshly renovated, open plan living area with a brand new kitchen, walk in pantry and new appliances. This home has 11ft ceilings, reverse cycle air conditioning throughout the living area and bedrooms. Ceiling fans in all bedrooms, 3 with built-ins. The house also features a study/office and a mudroom with great storage. A separate laundry with a second shower and toilet. Set in a large yard is a pergola and several established trees which provide a tranquil setting. An additional external dwelling previously used as an office could be converted to guest quarters. The house is connected to 2 x 22,500L poly rainwater tanks.

A large workshop 17m x 10m fully enclosed with power. An additional shed 6m x 9m currently used as a hay shed. Timber horse stables, plus horse arena, several day yards and shelters. Steel cattle/sheep yards. There is even a chook pen.

This property is divided into 10 main paddocks, watered by 6 dams and a number of water troughs supplied by a bore with a submersible pump. Most paddocks are native pastures with some pasture improvements. The property is annually sown with a number of acres of oats for extra livestock feed. Paddocks are sheltered throughout with a few varieties of timber such as gum and yellow box.

"Carinya Park" is a great place to raise the cows and the kids with plenty of room to entertain friends and family with its external bar, tv and firepit!

For further details or to inspect by appointment only please contact Paul Banks on 0427 922 700.

Listed By

Paul Banks

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