

"Cooleen N Bushs Creek Road Timor Vi , Murrurundi, NSW
2338

Sold - 4/06/2024

Lifestyle 4  2 



Scale in the Upper Hunter "Cooleen North"

"Cooleen North" offers a unique opportunity for those seeking scale and potential. Situated in a tightly held pocket of the Upper Hunter Valley this versatile property is ideal for livestock grazing, hunting, eco-tourism or simply enjoying a private country lifestyle.

Open for Inspection

By Appointment.

Area: 1385ha - 3424ac

(L1-2 DP1090505, L18;21 DP246602, L1 DP344088, L1 DP542272, L1-2 DP624180, L131-136;172 DP 750922)

"Cooleen North" is located just 30 Km East from the township of Murrurundi, 60 km Northeast from Scone and under 4hrs from the Sydney.

The diverse country at "Cooleen North" ranges from valley floor, creek flats, rolling hills, shelves, plateaus to heavy timbered steeper sections. The soils range from heavy black basalts to fertile loams with shaley sections on some of the higher slopes. The property is divided into 13 paddocks. There is plenty of scope to subdivide further.

"Cooleen North" is watered by Bush's Creek that runs through the front half of the property. There is a reliable Well on the creek that pumps to a 20,000 lt concrete tank that feeds the house and troughs. There is a series of tanks to catch soft water for domestic use. There are 18 dams on the property and several (Seasonal) wet gullies.

The comfortable 4 bed 2 bath 2 living area home commands a stunning location looking down the valley and up to the surrounding hills. The house yard is well maintained with a carport, shed and stables close by. The stables consist of 2 boxes 2 yards and a tack and feed room. Additional infrastructure includes.

- 18x9m 3 bay machinery shed
- Cattle yards
- Old shearing shed 3 stand
- Shearers hut - 2 rooms

"Cooleen North" offers scale, fertile soil types, potential, privacy and stunning landscapes. An opportunity not to be missed. Get in contact today.

Listed By

Stephen Johnston

