

**"Makiwa" 568 Pandora Pass Rd Bunde , Quirindi, NSW 2343**

**Sold - \$5,750,000**

Livestock 4 🐄 2 🐑 4 🚗



## First Class Grazing with Stunning Improvements

"Makiwa" - Lovingly owned and operated by the Kuhn Family for over three decades, the property has undergone meticulous development, prioritising both profitability and land stewardship. Nestled in the southwest corner of the fertile Liverpool Plains "Makiwa" boasts premium basalt soils, a mild climate, and picturesque vistas. Its orientation not only enhances productivity but also offers breathtaking views from the tastefully refurbished homestead. Although the decision to part with "Makiwa" is not made lightly, the family will be moving on with the knowledge that they have faithfully tended to this beautiful property, ensuring it is poised and prepared for its next owners.

**Open for Inspection**

By Appointment.

Location & Area: 1279 Ha (3,160 acres)

"Makiwa" is 92 km West of Quirindi, 92 km South of Gunnedah, 35 km from Coolah, 92 Km from Coonabarabran and 130 km from the regional center of Tamworth.

### Homestead:

The "Makiwa" homestead has been renovated to offer a spacious open-plan living area with four bedrooms, two bathrooms, an office, and a laundry/mudroom, totaling approximately 410 square meters. Modern amenities such as ducted evaporative air conditioning, a slow combustion wood stove, and a large wood fire burner ensure year-round comfort. Situated amidst established trees, lawns, and gardens, the homestead provides a serene sanctuary. It features raised vegetable beds and an enclosed chook run allowing a self-sufficient lifestyle. Adjacent to the homestead is a two-car garage with a 6' x 6' coolroom Enjoy sweeping vistas across the plains from both the house and northern-facing verandah.

### Water:

The property boasts a comprehensive water system providing stock water to all paddocks. The primary water source is a 24 ft well on Cox's Creek, equipped with a 600 gal/hr solar pump that supplies a staged system. An additional solar pump enables reticulation via a pipe and tank network across the property. This ensures efficient water distribution throughout.

### Soils & Topography:

"Makiwa" features basalt soils typical of the Liverpool Plains area and the surrounding foothills. These soils offer natural fertility and high water retention. Ranging from chocolate to black, the soil types provide adaptability to varying conditions. Regular applications of SF45 fertilizer and gypsum have been made over the current tenure, enhancing soil quality. The property's topography is generally gently sloping, rising to low hills. Sheltered valleys and a north easterly aspect create a highly suitable environment for livestock. Natural timbers, predominantly White Box, Apple Box, and Kurrajong, provide adequate shade and shelter.

### Listed By

Stephen Johnston



Listing Number: 3426574