Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

"Roseneath Roseneath Rd, Watsons Creek, NSW 2355

$2,500,000

Other 5 2 3









A block with scope and a mile of potential. Walk in walk out

Roseneath
Roseneath rd
Watsons Creek-Tamworth

Open for Inspection

By Appointment.

1,640 Ha - 4,050 acres
A block with scope and a mile of potential. A historical property with a Walk in walk out deal offered !!!

Location: Well situated 28km to Manilla, 35 km to Bendemeer and 75 km to Tamworth NSW. Located at the foothills of the New England.

Improvements: The improvements consist of 2 homes. The first home is a well built 5 br hardiplank home with a lot of living space. This home offers sweeping views over the valley and is surrounded by a well established garden. The second home is a 1940's renovated 3 br home with a beautiful garden and well established trees throughout the yard. Other improvements consist of a 3 stand elec woolshed, steel cattle yards, timber and steel sheep yards, an enclosed 10m x 10m hayshed, machinery shed and workshop, carports and numerous other shedding.

The Country: Roseneath has been leased for the last 5 years and has been fully destocked since the 1st of February 2026. The country is undulating with steeper hills. Natural pastures throughout the property which is subdivided into approximately 50 paddocks. Approximately 88% basalt and 12 % granite soils present. A large amount of fencing on the property is new clipex fencing equipment. Most of the fencing is hinge joint plain and barb and some netting. There is approximately 300 acres of arable pasture country with another 1500 acres of well shaded undulating grazing country which could be further developed.

Water: A good 35 inch rainfall for the area with over 40 dams and spring fed creeks and a bore.

Livestock Operations: The property has been run as a mixed farm operation with both sheep and cattle. Ideal breeding or backgrounding block with the potential of building the property up to 300 cows and calves with further pastoral and land management. Work needs to be carried out to improve production on Roseneath. Full list of machinery and plant and mapping available in the Information Memorandum which can be emailed upon request.

Inspection by appointment only. Contact Simon Burke today! 0427 634 341

Listed By
Simon Burke

Listing Number: 3539781

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.