

**30-40 Viitasalo South Rd, Somersby, NSW 2250**

**\$2200.00 Inc GST**

Acreage **2 1/4 | 3 1/2**



## Somersby Equestrian Park

Somersby Equestrian Park offers a state of the art stable complex, equestrian arena and an excellent infrastructure across the entire property making this a rare and unique opportunity. The equestrian park is now available for a commercial lease.

**Open for Inspection**

By Appointment.

On offer:

Stable Complex

- 16 stable boxes (approx. 4 x 4m and 2 are 5 x 5m)
- Equine tiles and rubber floors
- Cedar doors on stable boxes and water reticulated
- 3 double wash bays with hot and cold water
- 2 bathrooms and office with air-conditioning
- Separate tack room areas and large truck storage
- First floor residence incorporating open plan kitchen, dining, living, 2 bedrooms with ensuite bathroom and large dormitory style area
- Sandstone pyramid (time capsule)

Water Facilities

- Substantial dam with pump shed
- 3 spring fed bores
- Filtration system producing 8000 gallons per hour
- Irrigation license 18 mega litres
- Miscellaneous poly water storage tanks

Additional Features

- Covered dressage arena (60m x 30m) flood lit and sand based, includes reticulated sound and high post and rail side fencing

### Listed By

Tim Andrews  
Phone: (02) 4385 8444  
Mobile: 0412 663 065

