Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

955 "Wirringulla" Coulsons Cr Rd, Merriwa, NSW 2329

Sold - $8,950,000

Mixed Farming 5 2 2









"Wirringulla" River & Creek Frontage | Proven Grazing Countr

Located in the tightly held Upper Hunter Valley near Merriwa, "Wirringulla" comprises 1,337 acres of highly productive river and creek country with dual frontage to the Merriwa River and Coulsons Creek. Renowned for its rich black basalt soils, sheltered valleys and gently undulating grazing hills, the property presents excellent country suited to breeding, backgrounding or mixed farming enterprises.

Open for Inspection

By Appointment.

Water security is a key strength, highlighted by extensive river and creek frontage, a reliable bore and a reticulated trough system servicing the property. A 60ML Water Access Licence (WAL) also forms part of the aggregation and may be apportioned subject to negotiation.

Established infrastructure further supports the operation and includes well-maintained cattle and sheep yards, a hay shed, two-stand woolshed and good internal access roads throughout the property.

Additional improvements include a substantial five-bedroom homestead positioned in a picturesque elevated setting overlooking the fertile flats and creek. While the residence requires significant renovation, all essential services are connected, providing an excellent foundation to restore the home or establish a new rural residence in a truly outstanding location.

Held and successfully operated by one family for more than 45 years, "Wirringulla" represents a proven and versatile rural holding in a tightly held and highly regarded agricultural district.

Located just minutes from Merriwa in the Upper Hunter region of NSW. Contact the selling agents for a copy of the Information Memorandum or to arrange your inspection.

Listed By
Stephen Johnston

Jenah Davis

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Listing Number: 3527098

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.