

**'Yattendon 601 Gundare Rd, Coolah, NSW 2843**

**Sold - 31/01/2022**

Other



## One of the best breeding/fattening properties in Coolah

Suitable for all classes of livestock, 'Yattendon' is arguably one of the best breeding and fattening properties in the renowned Coolah Valley in Central NSW, located approx. 4.5 hours from Sydney and within 2 hours of Dubbo and Tamworth. Offering soft easy to manage terrain, excellent water and an impressive mix of improved and native pastures, 'Yattendon' is truly a hard property to fault.

### Open for Inspection

By Appointment.

Comprising of 1,591 hectares / 3,932 acres, 'Yattendon' is a nice balance of rich fertile river flats gently rising to softly undulating arable areas, with the balance of the property rising to rolling basalt hills and rich plateau areas.

The soil type is predominantly heavy rich basalt (red and black) very much typical of the renowned Liverpool ranges.

'Yattendon' is beautifully watered via two fully equipped bores feeding a very extensive trough reticulation system along with frontage to the Coolaburrugundy River and numerous other wet creeks, springs, and dams.

Owner estimates a conservative carrying capacity of approx. 600 breeding cows and progeny or 12,000 DSE.

Accommodation on offer includes an architecturally designed sandstock double brick house built in 1986 with 4 large bedrooms, set in fully landscaped established gardens with tennis court and pool, as well as a renovated separate 4 bedroom weatherboard duplex which was the original homestead.

Property improvements include:

- 4 bay workshop and machinery shed, plus other machinery/hay/chemical shedding
- 4 berth stable complex
- 3 x grain storage silos
- 4 x sets of steel yards
- 4 stand woolshed in good working order

For sale by tender closing 5.00pm Thursday 18th November 2021.

Property inspections are strictly by appointment only with the exclusive agents Nutrien Harcourts Scone. Contact Gavin Beard on 0438 452 810 for more details.

### Listed By

Gavin Beard  
Phone: (02) 6545 1377  
Mobile: 0438 452 810

