

Sold



127 Surveyors Creek Road, Walcha



INCOMPARABLE WATER SECURITY

A superb Northern Tablelands holding with strategic positioning to Walcha, Tamworth & Armidale and is well-suited to the production of cattle breeding, prime lambs, wool, cropping and hay production.

This property boasts incomparable water security, a legacy of good farm management & a luxury residence as key highlights, offering the astute buyer a highly productive mixed farming enterprise together with stylish rural living.

THE PROPERTY

A gently undulating, highly arable loamy granite country with some river flats. Virtually fully cleared except for shade and shelter belts & offers high carrying capacity with outstanding water security having approx 5kms of double frontage to the Macdonald River.

- Owners have run 550 cows in past years
- 8500-9000 dse
- Average annual rainfall of 820mm
- 19 paddocks – substantial new fencing
- 18 dams

RESIDENCES & IMPROVEMENTS

The homestead on 'Loloma' is simply stunning, set amongst landscaped gardens and comprising of approximately 746m² (80 sq) with an internal area of 544m² plus an external verandah area of 202m² (approx).

7 4 6 812.00 ha

Price	SOLD
Property Type	Residential
Property ID	29
Land Area	812.00 ha
Floor Area	746 m2

Agent Details

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Built in 2008, this spectacular home enjoys elegant interiors and quality inclusions throughout. Featuring 4 extra-large bedrooms; 3 bathrooms; billiards room & bar; gourmet kitchen; study; mud room; 3 car garage; wrap-around verandah; and large covered alfresco area.

Notable improvements include a secondary residence, currently utilized as a farm stay. This smartly renovated 3 bedroom weatherboard cottage features a modernised kitchen & bathroom; polished timber floors; external deck and entertainment area; adjoining double garage and workshop.

The property also features extensive garaging / shedding and 2 sets of steel cattle yards and small set of sheep yards.

DEVELOPMENT POTENTIAL

27 separate lots – possible subdivision combined with an extensive highway and council road frontages.

AGENT'S SUMMARY

The water security of this spectacular property simply cannot be overstated, having withstood the devastating drought of 2017-2019. Combined with the magnificent homestead and the potential to improve pastures and carrying capacity, this highly versatile property is truly outstanding.

Don't miss this rare opportunity to acquire a lifestyle where diversified farming & idyllic country living exist in perfect harmony.

*Optional purchase: The owners also offer potential buyers the scenario of retaining (approx) 406 acres and selling (approx) 1601 acres with all infrastructure - \$4.6M.

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