

# 479 Wallawaugh Road, Hargraves, NSW 2850



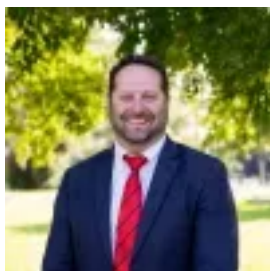
## Other For Sale

Wednesday, 8 January 2025

479 Wallawaugh Road, Hargraves, NSW 2850

Area: 550 m2

Type: Other



David Goldring

0426251981

## **GUIDE \$1,900,000 - \$2,100,000**

Situated just 55 km from Mudgee via a tar-sealed road and 10 km of council-maintained all-weather dirt road, this 550-hectare (1,360-acre) freehold property presents an outstanding opportunity for livestock grazing enterprises.- Prime grazing land and a highly productive property, currently supporting both beef cattle and sheep operations.- Undulating to hilly country transitions to steeper areas at the rear, with excellent vehicle access throughout the property.- Partially cleared land with ample shade and shelter remaining, ideal for livestock.- Stock water is assured with six dams, seasonal Gundowda Creek, and Carnelly's Gully.- Recently aerial sown with clovers and rye grass with a fantastic fertilizer history. - Timber-framed, iron-roofed three-stand shearing shed with mains power, adjoining sheep yards. The shed offers potential conversion into a weekend retreat.- Modern steel-panel cattle yards with all-weather access.- Build your dream home or expand your rural enterprise.- An adjoining 724-hectare (1,790-acre) leasehold is available, offering supplementary grazing or recreational use for a nominal annual fee. Don't miss this chance to secure a versatile rural property with outstanding infrastructure and further potential! Contact David Goldring on 0426 251 981 or Jessika Weatherall on 0488 386 493 to arrange your private inspection today.