

276 Little Careys Trail, Candelo, NSW, 2550

Rural For Sale

Tuesday, 12 November 2024



276 Little Careys Trail, Candelo, NSW, 2550

Bedrooms: 4

Bathrooms: 1

Type: Rural



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ROOM TO ROAM

"Rosewood" presents a premium opportunity to acquire a highly productive sheep and cattle property, situated in the renowned Bega Valley Shire, near the picturesque township of Candelo, southeast NSW.

On offer is an ideal blend of fertile soils, strategic location, and exceptional grazing potential, making it a standout for those seeking a top-tier agricultural investment in a sought-after farming region.

Spanning 672.5 hectares (approximately 1661.7 acres), with around a third of the land being cleared, it boasts outstanding features, including a flowing creek, which adds to the overall water security and aesthetic appeal of the property. This combination of rich soils and reliable water sources make it highly suitable for both sheep and cattle production.

The cleared area is subdivided into 22 paddocks, including 18 large paddocks and 4 smaller paddocks adjacent to the yards. A significant portion of the fencing is in new condition, ensuring ease of management and efficient stock rotation. This well-structured layout is designed to support optimal grazing, enhance livestock health, and provide flexibility in stock management across the property.

The property also features a 4-bedroom, rustic homestead. There are multiple sheds, each approximately 200m², providing generous storage and workspace for farming equipment and livestock management. Water security is covered with a 5000-gallon tank attached to the homestead, and an additional header tank supplying water to troughs throughout the paddocks. A new pump and a 50mm waterline ensure efficient distribution across the property. Furthermore, the property includes domestic and stock water rights, significantly enhancing its viability for both residential and agricultural use.

Not only does Rosewood provide operational capacity for farming or business ventures, but it also offers an enviable lifestyle choice, with the added bonus of being less than an hour's drive from some of the country's most pristine beaches. A perfect blend of productivity and leisure, this property combines rural appeal with easy access to coastal beauty.