

# 409 Cloonty Road, Carrington Falls, NSW, 2577

## Rural For Sale

Thursday, 24 October 2024

409 Cloonty Road, Carrington Falls, NSW, 2577

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Type: Rural



Jacob McKinnon  
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## Exceptional Equestrian Facilities and Serene Lifestyle Retreat

Nestled in the unspoiled beauty of Carrington Falls, 409 Cloonty Road offers an unparalleled lifestyle in the heart of nature's grandeur. Surrounded by peaceful bushland and the sounds of native birds, this property is a true haven for equestrian enthusiasts. With first-class facilities designed for horse breeding, sales preparation, and various equestrian activities, this is a rare opportunity to embrace a lifestyle many can only dream of.

The property's four-bedroom residence is meticulously designed and presented to provide luxurious comfort. There is also a detached granny flat/cottage, perfect for additional accommodation or flexible living arrangements.

Ideal for horse lovers, 409 Cloonty Road boasts an extensive list of equestrian amenities, including:

- Two double-fenced stallion yards with post and rail, plus electric fencing
- Two stable complexes, each with six stables, complete with water, electricity, and a concrete wash bay
- Mare and foal crush, undercover, with its own water supply
- Irongate 6-horse walker on a concrete base with rubber matting and a roof
- 19 yards with post and rail fencing and 15 tree-lined paddocks of various sizes

The residence itself is designed for relaxation and ease. With spacious, light-filled living areas, modern bathrooms, and a stylish kitchen featuring stainless steel appliances and ample storage, this home is a delight to live in. The master bedroom is a standout, featuring its own fireplace and ensuite, while the other bedrooms are generously sized with built-in wardrobes.

This is a blue-moon opportunity for equestrian enthusiasts seeking a complete lifestyle package. To discover more about this exceptional property, contact Jacob McKinnon at 0498 653 300 or [jacob@highlandsproperty.com.au](mailto:jacob@highlandsproperty.com.au).

### Key Features:

- Land size: 36.44 ha
- All-weather round yard with a sand base
- Side and rear loading ramps for trucks and horse floats
- Sawdust and manure bays with a concrete base, accessible by truck
- Large feed shed with truck access and a 10-tonne silo
- Three oversized mare and foal boxes with electricity and water
- Floodlit foaling area with a camera
- 55m x 27m multipurpose sand arena
- Laneway system throughout the property for easy horse movements