

49 Bluffview Road, Bago, NSW, 2446

Rural For Sale

Friday, 6 December 2024

49 Bluffview Road, Bago, NSW, 2446

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: Rural



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Blue ribbon rural property

Nestled just 7 km from Wauchope's CBD on the NSW Mid North Coast, this exceptional rural property offers a rare combination of privacy, productivity, and lifestyle. Boasting the picturesque backdrop of the imposing Broken Bago Range, the property spans 140 acres of gently undulating, arable land. It is fenced into 13 paddocks, with 8 dams, Colonels Creek traversing through the property, a 20megalitre dam with an impressive 40-meg irrigation license adding valuable water storage capacity and ensures year-round productivity.

Complimenting the property, the quintessential 4-bedroom 1930's Australian homestead, with wraparound bull-nose verandah. Boasting high ceilings and period features throughout. The main bedroom situated at the rear of the home includes a walk in robe and ensuite. The three remaining bedrooms are all generous in size with built in wardrobes, one with walk in robe and facilities to install a second ensuite to the front bedroom.

The modern kitchen is central to the home and seamlessly flows to multiple entertaining areas. There is a separate living space with access to the main bathroom and large laundry room, a spacious dining and lounge area with picturesque views out on to the farmland and a cosy fireplace to warm this space on those chilly winter nights.

Sit outside and enjoy the company of family and friends on the covered entertaining area whilst watching the kids swim in the inground pool.

The current owners have enjoyed revenue from diverse farming activities, primarily grazing beef cattle. More recently, they have ventured into tea tree oil production from their 2.5Ha [6-acre] plantation, with the option in expansion, yielding impressive results. This property directly adjoins the Bago State Forest, providing access to over 10,000 acres of forested land, offering endless opportunities for outdoor activities, including hiking, dirt and mountain biking, and horse riding.

Whether you're seeking a productive farm with excellent infrastructure or a peaceful retreat with expansive natural beauty, this property offers an outstanding lifestyle opportunity only minutes from the township of Wauchope and 25 minutes to Port Macquarie.

Features include:

- Bullnose wrap around verandah, high ceilings and period features
- 4 bedrooms, master with walk in robe and ensuite
- Large open modern kitchen with ample cabinetry, gas cooktop and oven, soft close drawers
- Combined dining and lounge room with closed fireplace
- Separate living area with slate flooring
- Three way bathroom with shower, bath & separate toilet
- Covered entertaining area
- Inground pool
- Gas assisted solar hot water
- Solar power 3.5kw
- 140 acres, fenced into 13 paddocks + 8 dams
- All boundary fences in good condition
- Fruit trees
- 25m x 8m machinery shed
- 48,000 litre concrete water tank + 2 x 25,000ltr tanks
- 20 megalitre dam with 40 meg irrigation license
- Productive Tea tree and Lemon scented Tea Tree plantation
- Steel cattle yards
- Picturesque view of Broken Bago Range
- 10minutes to Wauchope, 34 minutes to the beautiful beaches of Port Macquarie & 4hrs North of Sydney

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries