

**735 Kaludabah Road, Piambong, NSW, 2850**



**Rural For Sale**

Saturday, 21 December 2024

735 Kaludabah Road, Piambong, NSW, 2850

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Type: Rural**

## "KALUDABAH HILLS" - PRIME CATTLE COUNTRY

132.1ha or 326 acres (approx.) of high-quality grazing and farming country just 20kms from town. With a fantastic history of pasture development and fertilizing, "Kaludabah Hills" also has an incredible water supply - it truly doesn't get better than this.

- 132.1 hectares or approximately 326 acres of prime cattle country
- Quality grazing country with arable areas suitable for cropping with established lucerne stand perfect for hay making and grazing alike.
- Excellent history of pasture improvement of Phalaris, Cocksfoot & clover blend, all with huge amounts of fertilizing and block development.
- Water is a major feature, 6 dams, 5 troughs, Rats Castle Creek. Solar powered bore pumped to a 22,500L header tank. (Water available in every paddock)
- Fencing is in great to excellent condition with 6 main paddocks.
- Comfortable 2-bedroom shipping container home, DA approved with a complete off grid solar system.
- Fully renovated open plan kitchen with stunning modern finishes overlooking Expansive living area with woodfire heating
- Updated bathroom with vanity and shower with separate toilet.
- Established house yard with lovely cared for gardens with 22,500L rainwater tank and undercover gazebo for entertaining.
- Second dwelling entitlement to build your dream home (S.T.C.A)
- Huge machinery carport suitable for 4 cars, tractors or trucks.
- Professional 250 head cattle yard set up with undercover working area, vet crush, loading ramp and round yard.
- Access straight off Kaludabah Road, with power running through the block.
- Owner has consistently run over a 100 head of cattle for the last 4 years.

Enjoy as the perfect farming block close to town, or build your dream home and live the perfect rural lifestyle. To arrange your inspection contact David Goldring 0426 251 981 or Jessika Weatherall 0488 386 493 at The Property Shop to secure this incredible property!