

764 Ewingar Road, Ewingar, NSW, 2469

Rural For Sale

Thursday, 24 October 2024

764 Ewingar Road, Ewingar, NSW, 2469

Bedrooms: 2

Bathrooms: 1

Parkings: 7

Type: Rural



Dana Vasterink
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A rare opportunity

Situated just 85 km west of Casino, this expansive 123-hectare property consists of two titles, expanding your options for land use or future sale.

This property offers the perfect blend of sustainability, beauty, tranquillity and opportunity.

Title 1: 83.15 hectares with established home, flourishing gardens, fruit trees, infrastructure and 600m of creek frontage.

Distinctive homestead:

Built in 2004 from locally sourced red gum timber, this completely off-grid two-bedroom home blends luxurious sustainability with the textured warmth of carefully crafted reclaimed timbers and corrugated iron. The open-plan living area has teak flooring, ceiling fans, and air conditioning. For the cooler months, a wood stove provides comfort and cooking options and boosts the solar hot water system. The kitchen is a delight for cooks, featuring a gas stove and walk-in pantry to support a sustainable lifestyle.

Studio:

Within the dog-proof fenced house yard is a beautifully finished studio, ideal for guest accommodation or home office.

Extensive Infrastructure:

- Solar system installed in 2022 with 7.1kWh of battery storage made up of 2 x 3.55 kWh batteries (about 29-amp hours of battery storage at 240v)
- 38,000L of stainless-steel rainwater storage for domestic use with a gravity-fed system
- Powered 9m x 6m Colourbond shed with a 9m x 4m lean-to and concrete floor
- 9m x 6m machinery shed
- 9m x 6m Colourbond Hay shed
- Steel cattle yards and loading ramp
- Electric fenced bull/weaner paddock

Title 2: Offers a substantial 37.4 hectares fenced into two paddocks with a large dam, 400m of creek frontage, and dwelling entitlement with access to mains power.

Property features:

Water security:

The property has six well-maintained dams and 1km creek frontage along the reliable Ewingar Creek. The water infrastructure links dams, creeks, troughs and the house garden, ensuring excellent water security throughout the year for domestic and livestock purposes.

Land use:

The property is split into eight paddocks (one house yard and seven for livestock), recently re-fenced with 4-barb steel posts. Rich creek flats complemented by a diverse mix of native grasses make it ideal for livestock, cropping and wildlife. With a carrying capacity of approximately 50 breeders, it's perfect for those looking to embrace a sustainable farming lifestyle. There is also a variety of usable timber throughout the property, providing ample resources for milling and fencing needs.

Opportunities

Whether you're seeking your next small agricultural/livestock venture, a lifestyle to support your online business or a rural retreat, this unique property will surely impress. Its options for recreation include horse riding, bird watching,

camping, recreation on the nearby Clarence River or bushwalking and gem fossicking in Ewingar State Forest. The private secluded home is also located a comfortable distance from the community hub with its hall, community shed and RFS station. The well-established and inclusive community holds fortnightly Bar and BBQs, an annual cricket match, pizza and music events at the much-loved Ewingar Hall.

This property presents an incredible opportunity. Don't miss out on the chance to make it your own! Contact Dana Vasterink at 0490 870 115 today to schedule a private tour and experience the endless possibilities for yourself.