

## Rural Listings






Singleton  
2060 Mirannie  
Road

#### FIRST CLASS HUNTER VALLEY GRAZING PROPERTY

"Myoola", 2060 Mirannie Road, Mirannie, NSW, 2330.

- 363.8 Ha (900 Ac) offering fertile flats to gently undulating country along with some hilly timbered portions. The property is predominantly cleared with the exception of selective shade timber.
- Magnificent water with a 1km double frontage to Mirannie Creek, 3 spring fed gullies & 26 dams.
- Split into 16 paddocks with 2 sets of cattle yards.
- Improvements offer a beautifully renovated 3 bedroom with sunroom & study. Formal lounge, slow combustion fire, additional family room & fully air conditioned.
- Enclosed BBQ area with outdoor kitchen & 15,000 gal fresh water storage.
- Excellent shedding with ample vehicle accommodation & hay/machinery sheds. An old dairy, 12 tonne silo and the original Reedy Creek School house is also on the property.
- Myoola has consistently carried 90 Simmental breeders, producing high quality livestock enjoying regular showing success with their stud.
- Properties such as Myoola rarely come onto the market in this tightly held area.
- Situated an easy 1 h 20 min drive to Newcastle & 2h 30 min drive to Sydney.

3  EXPRESSIONS OF  
1  INTEREST  
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For Sale by Expressions of Interest  
EOI closing Friday March 8th at 12 noon.

**Scott Bailey 02 6572 2705**



Middle Falbrook  
1087 Middle  
Falbrook Road

#### MODERN HOME ON 5 Acres

- \* Modern home set on 5 acres
- \* 4 Bedrooms
- \* Built in robes
- \* Open plan lounge and dining with split system AC
- \* Stainless steel appliances including dishwasher
- \* 3 way Bathroom
- \* Rural style shedding

**Sarah Williams 0265722705 Tracey Franks**

4  \$475 pw  
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Gresford  
39 Pound Crossing  
Road

#### "ROSEBETH" - STUNNING SETTING – PATERSON RIVER FRONTAGE

39 Pound Crossing Road, Gresford , NSW , 2311.

- 3.4 Ha (8.5 Acres) of flat to gently undulating country fronting the Paterson River.
- Gorgeous residence with deep verandas on all sides enjoying beautiful views.
- Offering 3 bedrooms, beautifully renovated bathroom, timber kitchen with gas appliances, open plan lounge/dining area and 2x split system air conditioners.
- 7.5m x 18m machinery shed with concrete floor, 2x 3.6x3.6 stables with wash bay, subdivided into 4 paddocks with 3 water troughs.
- Large grass horse arena plus lane way.
- 9 meg water licence with pop up sprinklers situated around house.
- A stunning, established rural holding situated only 3 km from Gresford.

**Scott Bailey 02 6572 2705**

3  \$650,000 - \$710,000  
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**Glendonbrook**  
781 Myall Creek  
Road

**"GLEN ROBBIE" – HIGH QUALITY HOLDING**

- 16 Ha (40 Acres) of high quality land, ranging from fertile creek flats to gently undulating grazing country.
- An impressive double frontage to Myall Creek and an additional 2 dams.
- Excellent equine infrastructure. 50M x 26m sand based arena with steel fencing, round yard, M and M steel stockyards with loading race, 16m x 16m machinery shed with power, additional shed with tack room and 2 stables.
- Generous brick veneer home with tiled roof. Offering 9' ceilings, decorative cornices, timber windows & many other unique features.
- 3 bedrooms plus study and an 18.4 x 1.8 sun room (potential for extra bedding)
- 2 car garage plus carport/outdoor BBQ area.
- Formal lounge with slow combustion heater, formal dining and reverse cycle ducted air conditioning. 5Kw Solar power unit.
- An easy 2 hour drive to Northern Sydney (end of M1) and 30 km from Branxton & Singleton.
- Great opportunity to acquire an established rural property with excellent water, nestled in a beautiful location.

**Scott Bailey 02 6572 2705**

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\$915,000



**Westbrook**  
"Braeview" 2/618  
Westbrook Road

**"BRAEVIEW" – STUNNING RURAL OASIS**

- Approximately 6.76 hectares (16.7 Acres) of high quality, undulating grazing country.
- Magnificent elevated views from an amazing, private country setting.
- Immaculate home with sunken lounge room, raked ceilings, formal dining, 3 bedrooms & beautiful north facing, fully enclosed entertaining deck.
- Fully fenced with excellent water from 2 dams & 25,000 litres fresh water storage.
- 6.8mx6m shed with 6mx6m attached carport.
- Nestled in a highly sought after and tightly held area of the Hunter Valley.
- An easy 15 minute drive to Singleton & 25 minutes to Branxton.

**Scott Bailey 02 6572 2705**

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\$660,000 - \$710,000



**Singleton**  
266 Westbrook  
Road

**Outstanding Rural lifestyle on 55.8Ha (138 Acres)**

Situated within 15 mins of Singleton in the highly regarded Westbrook region, is this superb rural property boasting approximately 138 acres of softly undulating grazing country and a modern, well cared for residence. Immaculately presented, the 4 bedroom, multiple living space home is a true credit to the owners. In near new condition the home inc spacious yet separate living areas, attached double garage & large undercover area overlooking the fenced house yard. Property fenced into several sections with 2 large paddocks & several smaller paddocks closer to the house. Property is easily traversed by vehicle and watered by 6 dams, a bore & 5 fresh water tanks. Shedding is in abundance with a 6m x 13m gravel floor machinery shed & an additional 12m x 15m lock up shed with concrete floor & power with an attached 12m x 5m awning section. Also, walk in pantry, roller shutters, slow comb. fire, stone bench tops, new flooring, quality stock yards & excellent fencing.

**Jason Crouch 02 6572 2705**

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\$1,190,000



**Singleton**  
133 Combo Lane

**SECLUDED & PRODUCTIVE IRRIGATION FARM – IN TOWN!**

- Approximately 17.95 Ha (44.4 Acres) of highly fertile alluvial soils fronting the Hunter River.
- Unique position within the residential area of Singleton. Walk to Schools, Clubs, Shops, Gym & Pool.
- 140 meg allocation from a secure well.
- Fully established irrigation infrastructure can water the entire property via 6" underground mains. (20hp motor & pump in the well)
- Approximately 30 Acres of established Lucerne.
- Impressive residence offering a quality fit out with an open plan.
- Three bedrooms, main with ensuite & walk in robe, beautiful kitchen adjoining the generous lounge, dining area. (10.5kw solar power unit)
- Deep verandas on 3 sides with an impressive 5m x 13m covered entertaining deck & an attached 10m x 5m carport accommodates two vehicles.
- Other improvements comprise of a 50m x 12 m hay/machinery shed, small store shed & pump house.

- The residence sits on a high portion free from any recent flood waters with an amazing view over farm land and beyond to the broken back range.
  - Ideal for Lucerne, horses, cattle, turf & just about any other agricultural pursuit.
  - This property truly is one of a kind & would provide the ultimate rural lifestyle whilst still within towns convenience.
  - INSPECTIONS HIGHLY RECOMMENDED
- Scott Bailey 02 6572 2705**

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