






## Gulgong

4  2  6 

"Kellmar Park" is a superb rural holding comprising 47.04 Ha approx. (116acres) of fertile grazing country just 4km from Gulgong.

With the majority of the land pasture improved, the soils are predominantly sandy loams and the owner quotes the carrying capacity of 35-40 breeders year in year out or 50 steers as an equivalent.

There is good water supply with six reliable dams and approximately 25,000 gallons of tank storage. The fencing is in good order with seven paddocks, some with electric fencing.

Other improvements include steel cattle yards, crush and ramp, a new four bay shed with two lock up bays and a 40ft x 20ft steel shed with two open bays and 15 amp power connected.

The residence is a well presented brick veneer home in great condition. There are four bedrooms plus a study and two refurbished bathrooms.

**Price** : \$ 529,000

**Land Size** : 47.04 ha

**View** : <https://www.thepropertyshop.com.au/sale/nsw/central-west/gulgong/residential/rural/5658035>