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STUNNING RESIDENCE IN A PRISTINE ENVIRONMENT

WYATTS CREEK, ARMIDALE

Wyatts Creek offers an exclusive lifestyle in a breathtaking location with scope to increase productivity and income. For genuine sale.

Introduction:

Wyatts Creek is a unique working grazing property with a magnificent residence, situated in a private location on the Eastern Fall of the world renowned New England Tablelands. The Eastern Fall is renowned for its rainfall, productivity and soil quality.

Located 60 km east of Armidale, commuting from Sydney and Brisbane is a reality with regular flights of just over an hour servicing both centres and the airport just 50 minutes away.

With its cool temperate climate and four distinct seasons, the location offers stunning and unspoilt natural beauty with World Heritage listed national parks, pristine rivers and spectacular gorges coupled with rich history, art galleries and wineries.

Armidale is a thriving city, known as a retail, cultural and educational hub with the New England Regional Art Gallery (NERAM), University of New England (UNE) and quality public and private schools.

With a magnificent architecturally designed home, Wyatts Creek is suitable for use as a permanent residence or an executive retreat, designed for relaxation and entertaining with spectacular uninterrupted views. It will impress the most discerning buyer.

Residence, Garden & Garage:

- â A stunning home, constructed of distinctive Armidale blue brick and widespread use of Australian hardwood timbers, the house comprises two separate pavilions connected by a breezeway
- â Designed to capture panoramic paddock and bushland views, maximise light and thermal qualities
- â 6 bedroom, 4 bathroom residence with separate double garage with storage
- â A functional flexible floor plan, with informal and formal living areas including a mix of common and private areas
- â The second smaller pavilion provides privacy when the house is full, with a private master suite, bathroom and study.
- â The garden is designed to provide uninterrupted views, seasonal colour and low maintenance. An established hazelnut orchard adjoins the garden.

Property & Improvements:

- â 428 hectare (1058 acres) working cattle grazing property plus harvestable timber
- â Sub-divided into 21 paddocks
- â Very attractive undulating to hilly grazing country, mostly open and semi timbered with ample shelter and an excellent aspect.
- â Soils comprise a combination of productive basalt and clay loams
- â Well balanced pastures with a mixture of phalaris, fescue, clovers and native species
- â Excellent stock & domestic water throughout. Wyatts Creek runs through the property watering as many as 9 paddocks. Spring fed creeks, a total of 12 dams and water reticulated to a number of troughs complete the stock water supply
- â Jeogla Station historic average annual rainfall of 941 mm/37 inches
- â Approximately 130 breeders. There is significant potential for this to be increased
- â Timber comprises Stringybark, Messmate, Sydney Blue Gum, White Gum and Tallowood that are millable and accompanied by a current forest valuation providing for substantial additional income
- â Well designed steel and timber yards with excellent access
- â Large fully secured shed, with partial concrete floor and power connected

Sales Method:	Auction
Listing Number:	0555
Price:	\$0.00
Property Type:	Mixed Uses
Land Size:	Approx 1058 Acres - 428 Hectares



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