



# FOR SALE

## A PRIME FARM, MAJORS CREEK

### Farming – Cattle – Horses & more

This property would suit a farmer or small crops farmer.

There are already approx. 100 producing Mango trees, mainly Kensington pride & R2E2, Plus 500 mature Foxtail palms. The 16.94ha (42 acres) is on 2 titles 9.155ha (22 acres) and 7.79ha (20 acres) of prime agriculture land. So would suit maybe 2 buyers, a father/son enterprise etc. Already in ground irrigation mains have been installed so easy to connect to trickle tape or lay flat for flood irrigation. Maybe a great Lucerne farm. The property borders Majors Creek with pumping allocation from the creek. 3 phase power is already installed at the creek, plus there are 2 equipped bores and a well. So plenty of water and good quality.

The 3 bedroom homestead which was built when this farm was a vineyard has all the features of a home built to capture this atmosphere. Internal timber spiral stairs lead up to the spacious loft which could easily be transformed into the master bedroom. Room for a king size bed and lounging suite, with plenty space left over for a large walk in robe and ensuite.

2 bedrooms, are king size with high ceilings and timber features. One has a large walk-in robe. The bathroom separates the 2 bedrooms and has a spa bath & shower. The third king size bedroom is separate from the other 2 and again a suite with enough room to add another ensuite and walk in robe if so desired. The open plan dining/lounge area has cathedral ceilings which capture light and breezes. The kitchen is farmhouse style and caters for all your needs. Separate laundry and a good size storeroom. Airconditioned throughout plus ceiling fans to keep you cool. Outside the beach style in ground pool overlooks the property with a backdrop of Blue Mountains to complete the picture. At the rear of the home is a Besser block part enclosed shed to accommodate car, tractor etc.

A prime agriculture property just waiting for you.

The old saying, "With good soil and good water you can feed the World".

Well you have both here.

0 BED | 0 BATH | 0 CAR

### PRICE:

\$990,000

### OPEN FOR INSPECTION:

N/A



**Ken Entriken**

**0419689498**

kenentriken@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.