



1140 Barkers Lodge Rd, Oakdale



## 47 ACRES - 'GREEN HILL' - BOUTIQUE EQUESTRIAN SPELLING / AGISTMENT HAVEN

STUNNING 47 ACRE AGISTMENT OPPORTUNITY - A richly adorned & beautifully presented significant larger acreage for those interested or requiring placement of horses for business or private return, emphasis on horse management. With excellent capacity across the entirety of the property. Astonishing pasture, improved areas throughout, (5) large well watered paddocks size ranging from 1.5 - 5 acres. Varying shelters across the property to accommodate, (14) yards with size ranging from 3/4 - 1.25 acres.

Electrified, post & rail, sight wire, catching yards, rubber lined enclosures, double fenced, 3m wide traversable tree lanes, further room to build dressage & exercise arena's along with water walker. Trail track for endurance on perimeter of property which could be further developed where required.

SPECIFIC INVENTORY AVAILABLE UPON REQUEST

From top to bottom this property is a sheer joy to behold with

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<b>Price</b>	Contact agent
<b>Property Type</b>	Residential
<b>Property ID</b>	1101
<b>Land Area</b>	19.76 ha

### Agent Details

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evident management to maximise commercial carrying capacity as a fully fledged agistment property. On the whole a reasonable number could be up to 50 horses at any given time. The size of the yards & paddocks allows for minimal degradation & ease of rotation. With ample nature buffers surrounding, the significance of the usability blends with the natural flora & fauna, literally a safe haven for the native wildlife, harmony assured.

'GREEN HILL' - Easily accessed from Picton via Barkers Lodge Rd - circa 15 minutes, wide sealed access to property along with private entry. The home located on approximately half an acre area with mature plantings, shade trees & a magnificent panoramic vantage point to the horizon. Outbuildings include various larger farm shedding / garaging, carport & recreational rumpus / music room, tractor / machinery shed.

Bore capacity & dam water storage. The whole of the property is irrigated for stock requirements.

The copiously proportioned homestead with double storey master retreat features wide veranda & outlook to the rear off main living area & dining, elevated aspect also assured from master with stunning views across the majority of the property. Vaulted ceilings & unbridled space allows maximum levels of comfort along with slow combustion heating, ducted reverse cycle air conditioning also complimented with renewable solar energy capacity. Further family flexibility a given with oversized bedrooms with huge walk in robes & storage. Further living with massive sitting room / library also with vaulted ceilings & bay sitting area / dining overlooking the gardens. Further extending to two further full bathrooms & two separate studies.

In summary - With so much on offer across the private & business spectrum "GREENHILL" should be one of the first points of call especially for those searching for a strategically placed larger acreage property. This property commands attention.

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