



YAROONGA

18 HAYDONS LANE, BLANDFORD NSW 2338

FOR SALE VIA EXPRESSIONS OF INTEREST

McGrath
UPPER HUNTER
SCONE | MUSWELLBROOK

INFORMATION MEMORANDUM

YAROONGA

CONFIDENTIALITY

This Memorandum contains information confidential to the vendors.

Potential purchasers are supplied with this Memorandum on the understanding which they:

1. Will use this information exclusively in the preparation of their purchase plans.
2. Shall not at any time communicate the contents to any other person or entity except parties involved in the preparation of their purchase plans.
3. Shall not make public any information gained from the Memorandum.

DISCLAIMER

This information Memorandum has been prepared by McGrath Pty Ltd solely for the information of potential investors to assist them in deciding whether they are sufficiently interested in the property offered for sale to proceed with further investigation of the property. The information does not constitute all or any part of an offer or Contract for Sale, and is intended as a guide only.

The information contained in this Sale Memorandum has been prepared in good faith and with due care. Potential investors should take note, however, that the calculations contained in the report are based on figures provided to McGrath by outside sources and have not been independently verified by McGrath.

Any projections contained in the report therefore represent best estimates only and may be based on assumptions which, while reasonable, may not be correct.

Potential investors should not rely on any material contained in this report as a statement or representation of fact, but should satisfy themselves as to its correctness by such independent investigation as they or their legal or financial adviser sees fit.

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To the extent that any of the above paragraphs may be construed as being in contravention of any law of the state or the commonwealth, such paragraphs shall be read down, or severed or both, as the case may require, and the remaining paragraphs shall continue to have full force and effect.

GST is dependent on the intended use of the property hence it is the recommendation of McGrath that the purchaser seek independent advice regarding whether GST may apply to the purchaser's particular circumstances.

THE FARM AND TITLE PARTICULARS

Outstanding 14.6 hectare (approx. 36.5 acres) property with secure water and excellent infrastructure.



Location:

Situated on the southern outskirts of Blandford, 'Yaroonga' offers the ultimate rural family lifestyle. A well-maintained property with stunning landscaping, a magnificent homestead (circa 1906) and excellent equine / cattle infrastructure.

Located approx 29 kilometres from the centre of Scone in the Upper Hunter Valley. Approximately 3.5 hours to Sydney and 2.5 hours to Newcastle and the coast (these distances are likely to get much shorter with the budgeted Singleton and Muswellbrook bypass).

With initiatives such as the \$32 million development of a Centre of Excellence at the Scone Race Club only 30 kilometres away along with the highly successful White Park undercover equestrian centre, Yaroonga is well situated to take advantage of this capital expenditure.

Water:

Annual water entitlement of 20 meg to River
120,000L tanks of fresh water catchment

Land Details:

Development Zone: Primary Production

LOT: 2

DP: 617403

LA: Upper Hunter

Upper Hunter Shire Rates:

\$3,280.02



IMPROVEMENTS

Nestled among amazing established trees and beautiful gardens, the homestead is a sight to behold. Built in 1906, it stands true to its character while being tastefully renovated. With multiple indoor and outdoor living spaces, you're spoilt with choices of where to spend your time.

House:

- Stunning 5 bedroom homestead
- 2 bathrooms
- Master bedroom with ensuite, WIR and adjoining screened in sitting room
- 2nd bedroom has French doors that open to adjoining screened in sitting room
- Built ins
- French doors throughout
- Wrap around verandahs
- Screened in outdoor entertainment area
- Separate paved large entertainment area
- Spacious formal lounge / dining room
- Freshly painted
- Slow combustion fire
- Split system air conditioning
- Timber floorboards throughout
- Refurbished country kitchen adjoining relaxing living room
- Original ornate fire places and mantels throughout
- Incredible heritage landscaping
- Ample established trees



PROPERTY OVERVIEW

14.6 hectares – approx. 36.5 acres

Property fenced into 9 paddocks

Improvements to fencing

5 box stable complex

60 x 20 metre arena along with a half size arena

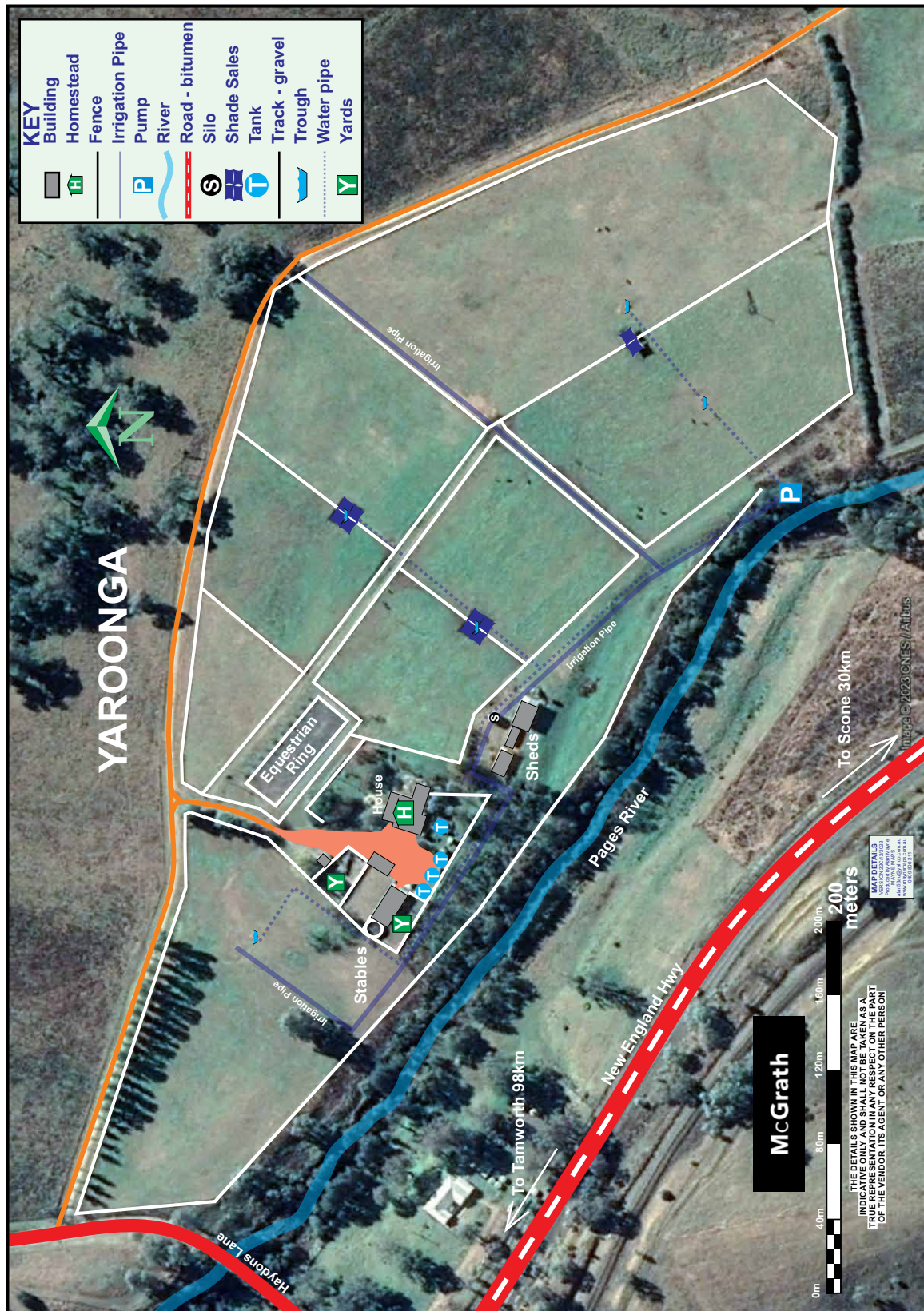
Stell round yard

Irrigation system / hydrants in each paddock / 100m pods

Shade shelters and troughs in paddocks

All paddocks are hotwired





Disclaimer: The measurements provided of the land and / or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and / or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied.

SALE DETAILS

YAROONGA

18 Haydons Lane, Blandford NSW 2338

**FOR SALE BY EXPRESSIONS OF INTEREST
CLOSING FRIDAY 9TH FEBRUARY 2024**

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LEARN MORE



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UPPER HUNTER