

Table of Contents

- | [Property Details](#)
- | [Map](#)
- | [Attachments](#)
- | [Make an Offer](#)
- | [The Mudgee Region](#)
- | [Meet the Team](#)

**1450 Castlereagh Highway,
GULGONG**

'BELVEDERE'

**OFFERS
OVER**

'Belvedere' is a highly productive farming and grazing property of just under 2,000 acres between Gulgong and Dunedoo featuring improved pastures and excellent water.

Ready to go as is, there is also substantial room for further development. This is a property that works beautifully as a stand-alone farm, but will also suit an existing producer looking to grow their operation.

- ❖ 804.84 hectares (approx. 1,989 acres) of principally open, level to gently undulating country with just under 50% arable.
- ❖ 1.8km Tallawang Creek frontage, an equipped bore pumping to header tanks and reticulating to troughs, and 30 dams with 5 spring fed provide outstanding water.
- ❖ 223 hectares (approximately 550 acres) currently sown to either crop or improved pasture, plus another 66 hectares (approx. 165 acres) supered in the last three years.
- ❖ Comfortable three bedroom house with new kitchen and bathroom.
- ❖ Two big machinery sheds, two stand equipped woolshed, sheep yards, cattle yards and grain storage.
- ❖ Vendor is prepared to remain on as manager or lease back from incoming purchaser

Offers over \$4.7 million

To arrange your inspection contact Peter Druitt at First National Mudgee on 0428 634 376 or via email peter.druitt@fnmudgee.com.au

DISCLAIMER

The above information has been furnished to us by the Vendor. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

Note: Please see schedules below for Property History, Maps and Soil Tests.

INFORMATION MEMORANDUM

Location

15 km north of Gulgong on the Castlereagh Highway, 45 km north of Mudgee, 31 km south of Dunedoo, 120 km east of Dubbo, approximately 310 km from the Sydney CBD

Area

804.84 Hectares (approximately 1,989 acres) unrestricted freehold.

Title

Lots 10 to 15, 27, 36 to 38, 67, 81 to 84, 89, 90, 92 and 93 of DP 750767, Lot 2 of DP 1218571

Rainfall

650ml per annum (approximately 24.5 inches)

Rates

Mid Western Regional Council: \$10,714.23 per annum

Local Land Services: \$896.69 per annum

Services

STD Phone, 240 volt rural power, Mail 3 times/week, School bus at Castlereagh Highway to Gulgong, air service twice daily Mudgee to Sydney. Fortnightly cattle sale in Mudgee, fortnightly cattle and sheep and lamb sales in Dunedoo, weekly sheep and lamb and cattle sales in Dubbo

Soils and topography

The property is all level to very gently undulating. Soils are a mixture of red loams, granite based loams and with some sandy country. It is estimated 925 acres are arable, with most of the rest cleared, open grazing. There is approximately 175 acres of timbered country.

Fencing

The property is subdivided into 26 main paddocks, 8 holding paddocks plus laneways. Fencing is principally seven and eight line hinged joint, with some older fencing five plain with one barb, and all in good, stock-proof condition. There has been 6.2km of new fencing done since 2019, all with eight line hinged joint.

Pasture development

See schedule 1 for a complete pasture development history.

Water

The property has a 1.8 kilometre frontage to the Tallawang Creek. There is a solar powered pump on the creek which delivers 1,100 litres/hour, and pumps to a 22,500 litre poly tank supplying concrete troughs

for two paddocks. This could be expanded upon considerably.

There is a bore 36 metres deep, equipped with a Grundfos solar powered pump that delivers 2,700 litres per hour to four poly tanks with a capacity of 90,000 litres. These then gravity feed to three paddock troughs, five troughs in holding paddocks and a trough in the laneway.

There are also thirty dams on the property, five of which are spring fed.

House

The house is vinyl clad with iron roof and high ceilings. It comprises a large living area, kitchen, three generous sized bedrooms, an office, bathroom and laundry.

It has a new kitchen with Euromaid upright oven and cooktop, Fisher and Paykel dishwasher and has a skylight. There is also a new bathroom with frameless shower screen. The living area and bedrooms are all carpeted, with a floating floor in the kitchen.

There is a slow combustion heater and reverse cycle air conditioning in the living area, and two of the bedrooms have ceiling fans. Rainwater is supplied by a 100,000 litre concrete tank and a 15,000 litre galvanised tank catching off the house, and four 22,500 poly tanks catching off the sheds

Working Improvements

There is a 17 metre by 7 metre steel framed shed with a concrete floor and power with three open bays and a lock-up workshop.

There is a second steel framed 18 metre by 10 metre steel framed machinery shed

There is an equipped electric two stand woolshed with steel sheep-yards.

There is an older steel and timber set of cattle-yards with a crush and loading ramp.

There is a 53 tonne cone bottom grain silo with power, and a 35 tonne cone bottom grain silo.

Production

The vendor estimates the property has a carrying capacity of 3,830 dse. In a conservative regime he is currently carrying 1,200 merino ewes and 650 weaned lambs. Since owning the property he has been regularly carrying 1,200 breeding ewes plus followers, and using additional feed to trade cattle.

SALE DETAILS

Selling Agent

Att: Peter Druitt

First National Mudgee

128 Church Street

MUDGEE 2850

Phone: 0428 634 376

Phone: 02 6372 3000

Email: peter.druitt@fnmudgee.com.au

Vendor's Solicitor

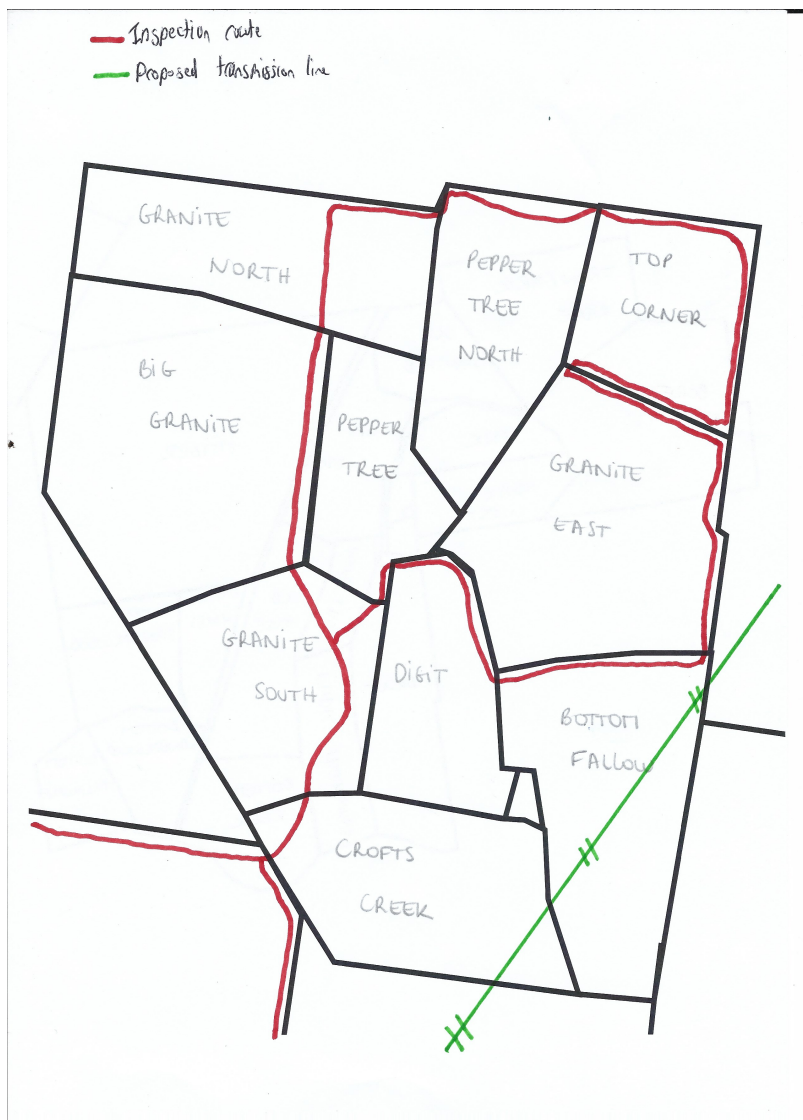
Att: Tom Flynn

First National Real Estate Mudgee

1450 Castlereagh Highway, Gulgong

Flynns Solicitors
1 Lovejoy Street
Mudgee 2850
Ph: 02 6372 6500
Email: admin@flynssolicitors.com.au
[Schedule 1 - Paddock History](#)

Schedule 2 - Property Maps





[Schedule 3 - Soil Tests Part 1](#)

[Schedule 3 - Soil Tests Part 2](#)



Attachments

[Buying a Property](#)

[New Residents Guide](#)

[Life Hacks to get into your New Home Quicker](#)

Make an Offer

[Click here](#)

The Mudgee Region

Mudgee, a charming town nestled in New South Wales, offers a unique blend of employment opportunities, captivating tourist attractions, and breathtaking scenery. The region's economy thrives on various industries, including agriculture, viticulture, tourism, and mining. With its fertile soil and favorable climate, Mudgee is renowned for its wineries, attracting wine enthusiasts from far and wide. The town boasts an array of tourist attractions, including historic colonial buildings, art galleries, museums, and a vibrant events calendar featuring festivals and markets. Mudgee's picturesque landscape, characterized by rolling hills, vineyards, and orchards, provides a stunning backdrop for outdoor activities such as hiking, cycling, and exploring the nearby National Parks. Whether indulging in the region's exquisite wines, immersing oneself in its rich history and culture, or soaking in the natural beauty, Mudgee offers a delightful escape that caters to both residents and visitors alike.

Population

11,457 in 2021 (Australian Bureau of Statistics)

Major Towns and Centres

Mudgee

Gulgong

Kandos

Rylstone

Schools

PRE SCHOOL/ DAYCARE

[Mudgee Preschool - Perry Street, Mudgee](#)

[Mudgee Little Learners - Church Street, Mudgee](#)

[Puggles Child Care Centre- Lions Drive, Mudgee](#)

[Kiddie Academy Mudgee - Melton Road, Mudgee](#)

[Squeakers Long Day Care Centre - Mortimer Street, Mudgee](#)

K- 6

[St Matthews Catholic School Mudgee - Lewis Street, Mudgee](#)

[Mudgee Public School - Perry Street, Mudgee](#)

[Cudgegong Valley Public School - Madeira Road, Mudgee](#)

7- 12

[St Matthews Secondary Campus - Bruce Road, Mudgee](#)

[Mudgee High School - Douro Street, Mudgee](#)

School Bus Timetable

[Ogdens Coaches](#)

Health Care

HOSPITAL

[Mudgee Health Service - Meares Street, Mudgee](#)

MEDICAL CENTRES

[Mudgee Medical Centre - Church Street, Mudgee](#)

[South Mudgee Surgery - Oporto Road, Mudgee](#)

DENTISTS

[Mudgee Dental - Church Street, Mudgee](#)

[Central West Dental Care - Church Street, Mudgee](#)

Recreation

GYMS

[Anytime Fitness- Sydney Road, Mudgee](#)

[Countryfit Gym- Depot Road, Mudgee](#)

[Crossfit Mudgee- Wilkins Crescent, Mudgee](#)

[F45 Training - Church Street, Mudgee](#)

[PCYC- Market Street, Mudgee](#)

[Funk Fitness - Industrial Avenue, Mudgee](#)

[Mudgee Gymnastics - Inglis Street, Mudgee](#)

PARKS

Over 30 parks in Mudgee including:

[Jennie Blackman Dog Park - Glenn Willow Regional Sports Complex](#)

[Mudgee Pool and Water Park - Short Street, Mudgee](#)

[Mudgee Skate Park - Perry Street, Mudgee](#)

ART AND CULTURE

[Mudgee Arts Precinct - Market Street, Mudgee](#)

[Town Hall Cinema - Market Street, Mudgee](#)

[Mudgee Library - Market Street, Mudgee](#)

Meet the Team



PETER DRUITT

0428 634 376

peter.druitt@fnmudgee.com.au

Licensed Real Estate Agent | Licensed Stock & Station Agent | Licensed Business Agent | Auctioneer

Peter commenced his career in rural agency in 1979 with the then Elder Smith Goldsborough Mort and spent 14 years with the company in Armidale, Guyra, Goulburn and as branch manager in Bourke and then Mudgee.

After then running his own successful agency in Mudgee for 27 years, he has now merged his business with the team at First National Real Estate, Mudgee with an aim of focusing all his attention to servicing and selling rural property in the wider Mudgee area.

His standing in the industry has been recognised by being awarded Honorary Life Membership of the Australian Livestock and Property Agents Association and being named the 2015 Real Estate Institute of NSW Rural Marketer of the Year.

In 2022 Peter was the number one lifestyle agent in NSW for the First National Group.



ANDREW BLACKMAN

0413 488 844

andrew.blackman@fnmudgee.com.au

Principal | Licensed Real Estate Agent

Licensed Stock & Station Agent | Licensed Business Agent

Andrew is a Mudgee local with strong community spirit. He has been selling real estate in the district since 1994 and has tremendous experience in the residential, commercial & rural market- from \$5000 village lifestyle blocks to prestige homes, multi million dollar broadacre farms & vineyards.

Active involvement in local organisations see Andrew mixing with a variety of people from all walks of life and he is keen to see the district and its people prosper.

Andrew has a genuine "can do" attitude and through continual training & development is well equipped to assist buyers and sellers alike to realise their dreams.

Andrew is not your average 9-5 person and will persist for as long as it takes to achieve the best possible result.

Having received a number of state and national awards for sales performance over the years from the First National network, along with being awarded 2017 "Mudgee Agent of the Year" from independent rating service www.ratemyagent.com.au, you know you are in safe hands when entrusting the sale of your property to Andrew.



TIM O'BRIEN

0413 488 388

tim.obrien@fnmudgee.com.au

**Licensed Real Estate Agent | Licensed Stock & Station Agent
Licensed Business Agent | Licensed Strata Managing Agent | Auctioneer**

Tim O'Brien's love of the Real Estate Profession began at an early age through attending auction sales with his parents and it has been in his blood ever since.

Working in the Real Estate Profession has never felt like work to Tim, he feels that everyday is a pleasure and that the real bonus is living in the beautiful Mudgee community. Tim believes that he is truly blessed to be apart of such a friendly, vibrant community in such a beautiful location in the Cudgegong Valley.

Tim O'Brien is grateful that his three children, Connie, James and Laura have grown up in the Mudgee area which has so much to offer.

Outside of his work, Tim's interests include model trains (or in fact any trains – just ask his wife, Annette), Antiques and Collectables, woodworking and sports.

A perfect day out for Tim would be at the Sydney Cricket Ground with his children and enjoying the atmosphere, drinking, eating too much, telling and listening to all sorts of stories.



ROBBIE PALMER

LICENCED REAL ESTATE AGENT

0418 639 093

robbie.palmer@fnmudgee.com.au

Licensed Real Estate Agent | Licensed Stock and Station Agent | Auctioneer

I grew up in Mudgee and have seen it go from a sleepy country town to the thriving, cosmopolitan community that it is now.

I play a bit of touch football, golf (not well) and enjoy the many cafes, coffee shops and restaurants the area has to offer.

I love this town and its people. I am passionate about promoting it to anyone who wants to live here.

I have gained a reputation for being an honest, hardworking, ethical professional who will always strive for the best result.

I have been recognised nationally for my achievements and make a point of doing things the right way. I will work hard to make sure every little detail is taken care of.



MARNIE ROBBINS

0423 618 693

marnie.robbsins@fnmudgee.com.au

Licensed Real Estate Agent | Licensed Stock & Station Agent

Marnie has a genuine passion for real estate and works tirelessly on behalf of her clients.

Motivated and friendly, Marnie is a highly driven and energetic agent with a wealth of local market knowledge. Marnie obtains immense satisfaction from helping both vendors and buyers achieve outstanding results and providing them with constant and open communication. She has an eye for detail, seamlessly managing sales campaigns and guiding her clients every step of the way.

Marnie enjoys the strong work ethic and welcoming culture of First National Real Estate Mudgee and is looking forward to enhancing her knowledge and skills.



COLIN MCDONELL

0466 833 137

colin.mcdonell@fnmudgee.com.au

Licensed Real Estate Agent | Licensed Stock & Station Agent

Colin likes to describe himself as a Sales and Customer Service Specialist.

With extensive experience in Sales, Property Management and Retail Industries he believes the relationships he has created whilst providing Mudgee and surrounding areas with the very best service possible, combined with his ambition and determination to exceed his vendors and buyers specified outcomes makes him the perfect representative to handle your property sale or purchase.

Colin is committed to providing an enthusiastic and no-nonsense approach, that will ultimately lead to the best result for all parties involved.