



## Lot 77/369 Montaza Road Gulgong NSW

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Welcome to 'Carsallee', an exceptional 574ha (approx 1,400 acres) property nestled in a highly sought-after area just 25 minutes from Gulgong. This diverse and profitable mixed farming enterprise offers a rare opportunity to own a prime agricultural operation.

Offered with a water licence, two comfortable dwellings, shedding, income generating Pistachio Orchard and option to walk in/walk out, this property is perfectly equipped to support your farming ambitions and promises both productivity and a serene rural lifestyle.

- 574 ha/1,400 highly versatile acres, ideal for a variety of agricultural pursuits with country ranging from cleared grazing areas to native bushland and adjoins the Goodiman State Forest
- Estimated carrying capacity 1400 DSE
- Divided by 12 internal paddocks using predominantly hot wire fencing, watered by dams, cup and saucer troughs and concrete troughs
- Abundant water supply featuring a 90-megalitre water

**Type** : Rural  
**Price** : GUIDE \$1,300,000 - \$1,400,000  
**Land Size** : 574 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/central-west/gulgong/residential/rural/8099189>



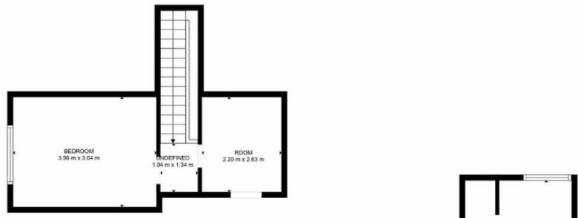
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FLOOR 2

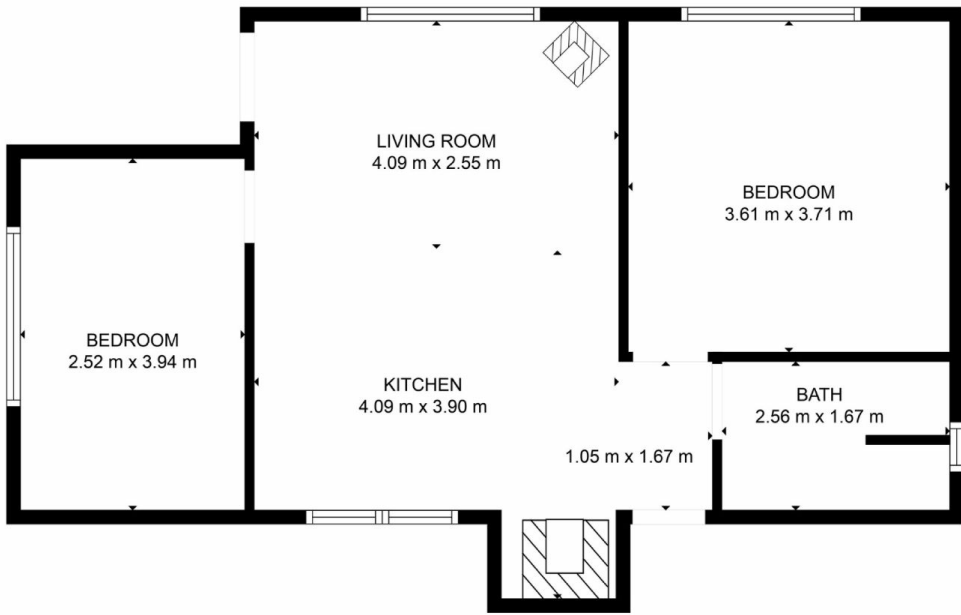


FLOOR 1

TOTAL: 56 m<sup>2</sup>



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



TOTAL: 54 m<sup>2</sup>



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