



54 Edgerley Road, Kaipara Flats

TICKS ALL THE BOXES - TITLE NOW ISSUED !

Just five minutes from Warkworth township, tucked away on a quiet country road, this beautiful 34.9Ha (86.2 acres) approx property has it all.

With mostly flat to easy rolling contours and twelve fenced paddocks, the land is as practical as it is picturesque. The eastern boundary is flanked by native trees and the Kourawhero Stream, while the property's natural wetlands add even more charm and ecological diversity. Soak in the sunny northerly aspect and enjoy sweeping views across the lush valley, a true slice of rural paradise

The impressive shearing shed offers approximately 195m² on each level. The upper level includes comfortable self-contained shearers quarters (around 50m²) with two bedrooms, ideal for guests, or short term accommodation while you build. The shearing area itself is well set up with two stands, chutes, and timber grates.

Downstairs you'll find a spacious workshop area, loose boxes stable pen, and a tack room, plus covered yards and lean-to for equipment and storage. There are five fenced horse paddocks, three of which have their own shelters, plus a hose down, making it perfect for



LAND 34.96 ha

FOR SALE
By Negotiation

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



equestrian enthusiasts.

Near the old cowshed there is loading ramp and crush with head bail, along with wintering barns and a central race providing access into the farm. A reliable bore supplies reticulated water across the property.

Whether you're seeking a functional working farm, an equestrian haven, or a tranquil lifestyle retreat, this property offers endless potential. Properties like this are rarely available so close to Warkworth.

Property being sold + GST (if any)

MORE DETAILS

Property ID 9WJ20
Property Type Grazing
Land Area 34.957 ha
Licensed Real Estate Agents (REAA2008)

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