

# GOANNA DOWNS

*For Sale - Seeking Expressions of Interest*

HAVE YOU EVER DREAMED OF OWNING YOUR OWN THOROUGHBRED PROPERTY?



Goanna Downs is a truly unique property only 2 minutes from the heart of Scone. This property is easily one of the finest Thoroughbred farms ever offered for sale in the Upper Hunter Valley. Goanna Downs is approximately 100 acres of heaven. It has everything you need to move in and put your feet up.

- ❖ The main homestead is a Daryl Rossington built 4 bedroom plus study, classically styled residence. It has premium timber floors, European fixtures and fittings and a beautiful Smeg equipped kitchen
- ❖ Three main outbuildings offer 20 large airy automatically watered boxes, some with attached day yards, a sand roll and wash bay
- ❖ Four large day yards for vet work; New mare and foal crush that is state of the art; 3 floodlight foaling down paddocks
- ❖ 13 kilometres of excellent brand new horse safe fencing
- ❖ 2 x two bedroom cottages for staff
- ❖ A 240 megalitre water licence
- ❖ 14 separate paddocks, many with wide laneways and trees with drip feeds.

SEE MORE DETAILS ON [www.goannadowns.com.au](http://www.goannadowns.com.au)

Expressions of interest close Friday 23rd April 2010.

For further details please call **Stephen Bell on 0418 236077** Ph. 02 65452611 [www.sconerealestate.com.au](http://www.sconerealestate.com.au)



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