



BEAUDEN PARK

An Envidable Rural Landbank & Lifestyle Opportunity
On The Edge Of Sydney

INTRODUCTION

680 Burratorang Road, The Oaks is offered for sale by way of expressions of interest. This wonderful opportunity to secure a magnificent 100 acres at The Oaks Heights, represents an excellent Landbank and rarity that is seldom seen in this tightly held and increasingly subdivided region.

This exceptional positioned farm offers substantial scale wonderful views and excellent water resources.

Originally part of the larger and well-known district holding, Mill Park, one of the most versatile and dynamic farming operations in the area, this unique farm comprises approximately 100 acres (40 hectares).

Under the stewardship of the Clinch family, this productive farm has operated numerous businesses including commercial and stud cattle, dairy, poultry (layers and meat), sheep and pasture irrigation.

Water is undoubtedly a strength – this farm boasts large dams and lakes with natural run-off and would be considered some of the largest man-made water storages in the region.

The position and views from this farm is outstanding.



INTRODUCTION

Key features of Beauden Park include:

Location – On the fringe of The Oaks village, with large road frontage (900 metres) to Burragorang Road, only 12km from Camden township and 80 from Sydney CBD.

Size – Approximately 100 acres (40 hectares) of fertile and productive soft rolling grazing land primarily cleared with only scattered timber remaining.

Landbank – A large and well positioned landbank opportunity in the Oaks region one of the south-western Sydney’s emerging growth centres.

Water – Outstanding water resources with a unique 2.5-acre dam and several smaller surface dams.

Working Improvements – Range of working improvements including shedding, cattle yards, old dairy, and stud yards with shelters.

Scenic and Productive – Attractive rolling countryside ideal for any number of rural pursuits including horses, cattle, dairy or more intensive agricultural operations (STCA).

Housing – Features and attractive 2/3-bedroom brick house with carport and veranda.



AREA AND SITUATION INFORMATION

ADDRESS & TITLE

Property	Lot	Deposited Plan
Beauden Park	4	1201486

Address: 680 Burratorang Road, The Oaks, NSW

Area: 100 acres (40 hectares) *

SHIRE

Wollondilly Shire Council

ZONING

RU2- Rural Landscape zone under the Wollondilly Local Environment Plan 2011.

SITUATION AND SERVICES

The position of the farms is outstanding. The property boasts excellent road frontage and is well serviced by the nearby village of The Oaks.

The situation relative to Sydney's South-West Growth Precinct is ideal along with close proximity to Sydney's proposed second International Airport at Badgerys Creek (42km).

Accessibility to major transport routes from some of Sydney major freight and transport hubs and freeways including the Hume Motorway B(25km), M7 Motorway 40km) an M5 Motorway (40km).

- 12km–15km from Camden
- 27km-30km from Campbelltown Train Station
- 70km via M5 Motorway to Sydney International Airport
- 82-84km via the M5 Motorway from Sydney CBD

BEAUDEN PARK - AERIAL DIMENSIONS





BEAUDEN PARK

ADDRESS

680 Burragorang Road
The Oaks
New South Wales, 2570

AREA

40 hectares (100 acres)

Lot	Deposited Plan	Total Acres
The Oaks Heights	4/1201486	100

COUNTRY

The country is extremely scenic valley countryside with expansive bodies of water and scattered timber. Well drained fertile soils make up the mostly cleared soft rolling arable country. The land is primarily cleared for grazing with primarily north-easterly aspects in a locality that is fast becoming subdivided into smaller acreage and housing lots.

WATER

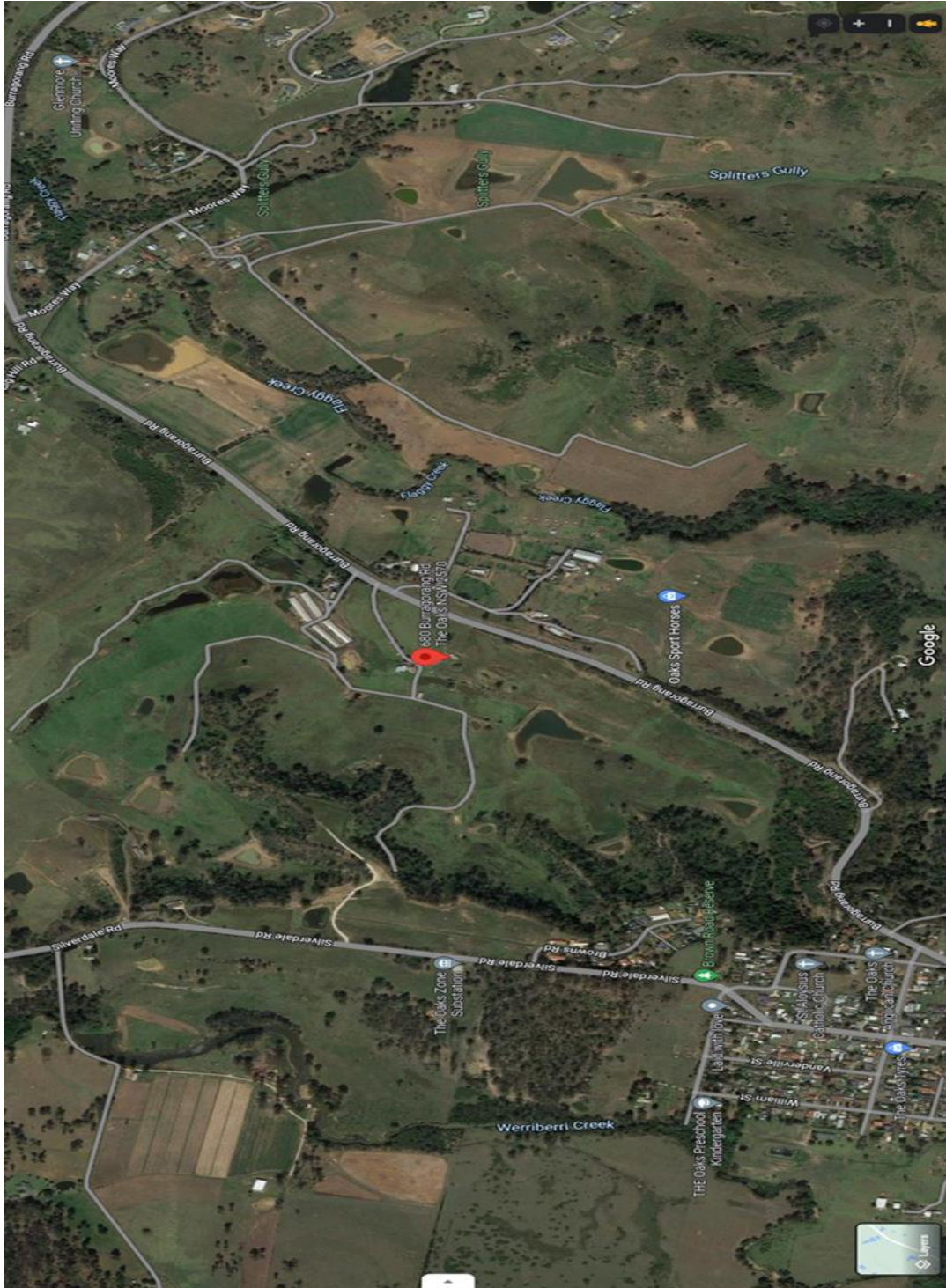
Large scenic irrigation lake and 6 catchment dams, wonderful for birdlife and proving water security for livestock and crop. Outstanding water resources including several large lake style dams providing year-round water supply.

IMPROVEMENTS – ACCOMMODATION

Beauden Park contains an attractive and well maintained 3-bedroom brick veneer residence with veranda and carport in an elevated position with a scenic farm outlook.



LOCATION MAPS



PRODUCTION

As an extensively developed holding, this property offers a versatile enterprise mix including beef, irrigation and previously dairy. These highlight the diverse strengths of the farm as dynamic and versatile operation. Beauden Park in particular features excellent access for vehicles and trucks.

Originally operating as a beef cattle stud, the historic Mill Park was home to the successful Beauden Poll Hereford Stud.

Excellent rural lifestyle farm, with excellent water and substantial road frontage ensures the property will be highly sought-after.

An ideal landbank opportunity to enjoy as a rural retreat. The close proximity to Sydney's South West Growth Region, the Nancy-Bird Walton Airport, Badgerys Creek and the designated 'South West Growth Precinct' and major infrastructure programs are all excellent features for the farms inherent value in an area that is increasingly becoming subdivided into smaller housing lots and small acreage rural lots.

