

1115B WEST PORTLAND ROAD, LOWER PORTLAND



9

BED

5

BATH

4

CAR

73+

ACRES

REIBEY FARM...
ENDLESS POSSIBILITIES

 **CUTCLIFFE**
Acreage & lifestyle properties

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Reibey Farm

ENDLESS POSSIBILITIES AND ENTREPRENEURIAL HISTORY

Cutcliffe Properties are proud to offer this remarkable property on the Colo River comprising an impressive 73.98 acres of orchards and grazing land along with a 2km river frontage.

Fed by Wollemi National Park, the Colo River is one of the cleanest rivers in NSW, and the 4 knots zone here ensures freshness of the water and tranquility. Natural beauty awaits at this private estate with boundless potential and an intriguing history.

Reibey Farm is an idyllic place to live and farm but as a commercial venture it's also ideal for a corporate or wellbeing retreat, wedding or private function venue, and/or film location (STCA) being just 1 hour and 15 minutes from Sydney's CBD.

Almost fully encompassed by the life giving Colo River, Reibey Farm is host to the best prime alluvial soil, and the stunning estate

has seen many memories created over the generations including those belonging to Mary Reibey who graces our 20 dollar note. It's here where her entrepreneurial skills came to life helping her husband with the cargo business along the Hawkesbury River to Sydney.

The farm comprises a meticulously planned home and studio combining rustic and modern features to great effect. Enjoy the sandstone boat ramp, home gym, wine cellar, or in-ground trampoline and children's playground. Practice your tennis or take a dip in the heated pool with ionizer freshwater filter.

Immerse yourself in the boundless freedoms and prospects this farm has to offer. Where else can you find a such a secluded, state-of-the-art sanctuary so close to Sydney?

Enquire and weave yourself into the rich history of Reibey Farm today.





MAIN HOUSE & STUDIO

The luxury home comprises 6 bedrooms including an impressive main suite with a large ensuite overlooking the grounds and a walk-in dressing room. The other 5 large bedrooms all have views over the farm and you'll find 3 bathrooms in total.

A large open plan kitchen overlooks stunning gardens and the kitchen and dining lead to a large verandah with a great aspect. This 200sqm home will not disappoint the entertainer.

The studio with 3 large bedrooms and 2 bathrooms is built from fully recycled materials. It's striking soaring ceilings, sandstone features, and exposed re-claimed bricks provide an undeniable sense of history. Delight in exposed beams, sympathetic doors and windows, and a fully equipped kitchen and walk-in pantry.





THE FARM

Your farming needs are met with 3 sheds totalling 1800sqm. Neatly tucked away are 6 horse stables made from steel frame with rubber lining complete with a vet crush, and there is an enormous 108ML water license and bore for stock and domestic use. The whole property is irrigated with irrigation to the main paddocks and sprinklers to fruit trees and gardens. Rarely does an opportunity arise catering to cattle and horses with an extensive orchard. Grow black genoa figs, mango trees, avocado, olives, citrus, peaches, loquats, apricots, plums, pears, lychee, mulberries, and many more. There's even an impressive apiary here from which to enjoy home grown honey.

Reibey Farm is less than 30 minutes from town, education precincts, and dining and entertainment. The picturesque estate takes you on a unique adventure passing through outdoor entertainment areas, farmlands, steel structured buildings, orchards, and 2 riverside campsites.

FEATURES

- 6 bedroom, 3 bathroom main home
- 3 bedroom, 2 bathroom studio
- 800sqm concrete floor shed built with steel frame and timber posts
- 800sqm shed built from recycled material
- 200sqm shed built from recycled hardwood
- 200sqm gym with 5m roof, concrete floor and full length windows
- Tennis court with synthetic grass surface
- Wine cellar under main house
- Heated pool with ionizer freshwater filter
- In-ground full size trampoline with gym set and kid's cubby house
- 6 horse stables with 6 yards, vet crush, power, water
- 6 horse paddocks plus 3 yards, 3 crushes, ramp
- 3 phase 50KVA inverter generator
- 108ML license from the Colo River with 3-phase pump and 100mm mains across the property
- 240,000 litres of concrete water storage
- 100,000 litres of concrete irrigation water storage
- Bore water system and hydrant
- Fruit shelter with over 200 fruit trees
- Chicken coop and yard with 140 fruit trees
- 150 mango trees, 20 avocado trees
- 50 pomegranate trees, 60 olive trees
- Silo and 3 fuel tanks
- Sandstone block boat ramp
- Apiary on the property with free honey supplied by the apiary manager
- 2 camping grounds overlooking the river

FLOORPLANS

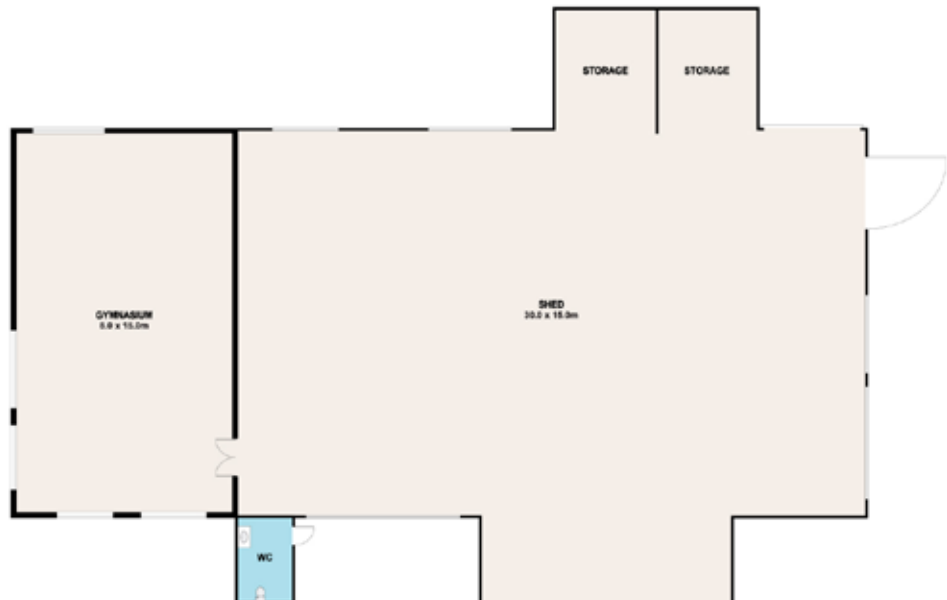
MAIN HOME



STUDIO



MAIN SHED



DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



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For more information about Reibey Farm go to:
reibeyfarm.com.au

Disclaimer: This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own inquiries to verify the information.