

New  
South Wales

Sotheby's  
INTERNATIONAL REALTY



NEW SOUTH WALES

DONDINGALONG

BYRONBAYSIR.COM.AU

# EIEIO Gowings Hill Road, Dondingalong

*Information Memorandum*



**Annette Pinkerton**

M: 0418 447 856

E: [annette.pinkerton@nswsir.com](mailto:annette.pinkerton@nswsir.com)

**David Medina**

M: 0419 772 233

E: [david.medina@nswsir.com](mailto:david.medina@nswsir.com)





## INTRODUCTION

---

“

Situated along a wide stretch of the pristine Macleay river, this property presents a truly unique blend of laid-back luxury lifestyle living and working farm. With over 157 acres, multiple residences, improved paddocks, an 18 metre infinity pool and cabana, a full sized croquet lawn, and over 1km of river frontage – it is the very definition of a private, multi-generational haven.

The long, sealed driveway sweeps around the fish-stocked home dam and up to the primary residential compound where the main house captures the spectacular views over the river and beyond. Beautifully constructed from rammed earth and boasting polished concrete floors and recycled timber beams, the house offers luxuriously comfortable, year-round living through thoughtfully designed natural air flows and warming fireplaces.

Outdoor entertaining shines here. From the wisteria covered outdoor dining area, to the wrap around verandahs; from the championship sized croquet lawn, to the renowned bass fishing in the river. Relax poolside and take in the views from the cabana or cool off in the visually-stunning infinity edge swimming pool. Or simply get lost in the spectacular mature garden while being serenaded by the abundant bird life.

The pastures themselves have been improved to high standards with well fenced paddocks, stock lanes, cattle yards and a plentiful supply of water for livestock.

With an additional smaller residence that mirrors the construction of the main house, a manager's cottage and separate guest accommodation, the estate has been consciously designed to cater to all family generations and needs. With an additional barn ripe for a hampton-style conversion, potential airbnb or farmstay opportunities beckon. Just 20 minutes from Crescent Head beach and 45 to Port Macquarie Airport, this estate is more than a property; it's an embodiment of luxury living.

# PROPERTY DETAILS

## ADDRESS

1026 & 952 Gowings Hill Road, Dondingalong, New South Wales

## PROPERTY IDENTIFIER

1026 Gowings Hill Road: Lot 1 in Deposited Plan 1067268

952 Gowings Hill Road: Lot 120 in Deposited Plan 621213

## LAND SIZE

1026 Gowings Hill Road: 53.19 Hectares/131.43 Acres/531,900m<sup>2</sup> (Approx.)

952 Gowings Hill Road: 10.73 Hectares/26.51 Acres/107,300m<sup>2</sup> (Approx.)

## CURRENT ZONING

RU1 - Primary Production

## CURRENT RATES

1026 Gowings Hill Road:

Council Rates: \$750.00 per quarter (Approx.)

Water Rates: Approval to operate an on-site sewage management system

952 Gowings Hill Road:

Council Rates: \$639.00 per quarter (Approx.)

## HOME LAYOUT

Main Residence: 3 Bedroom, 2 Bathroom, 2 Carport Parking

Cottage: 2 Bedrooms, 2 Bathroom, 1 Carport Parking

Treehouse: 1 Bedroom, 1 Bathroom

Billy's: 3 Bedrooms, 2 Bathrooms, 1 Garage Parking







## LOCATION

---

Nestled in the Macleay Valley, Kempsey is a charming and vibrant town along the Macleay River, offering both historical significance and modern amenities. Just a short drive southwest, you'll find Dondingalong—a picturesque rural locality boasting scenic landscapes and serene countryside vibes. Together, they represent a harmonious blend of town conveniences and rural tranquility.

### KEY ATTRACTIONS & FEATURES:

**Macleay River:** A picturesque natural asset that provides opportunities for fishing, boating, and riverside picnics.

**Slim Dusty Centre:** Celebrating Australia's country music legend, this cultural hub houses a museum, cafe, and function areas. It's not only a testament to Slim Dusty's legacy but also to Kempsey's rich cultural scene.

**Historic Downtown Kempsey:** With its verandah post buildings and unique architecture, Kempsey's town center has a historic charm, complemented by modern facilities and services.

**Agricultural Beauty of Dondingalong:** Experience the tranquility of rolling hills, vast farmlands, and patches of untouched bushland—a haven for those yearning for a pastoral lifestyle.

**Accessibility:** Kempsey is conveniently positioned along the Pacific Highway, making it easily accessible for those traveling up and down the coast.

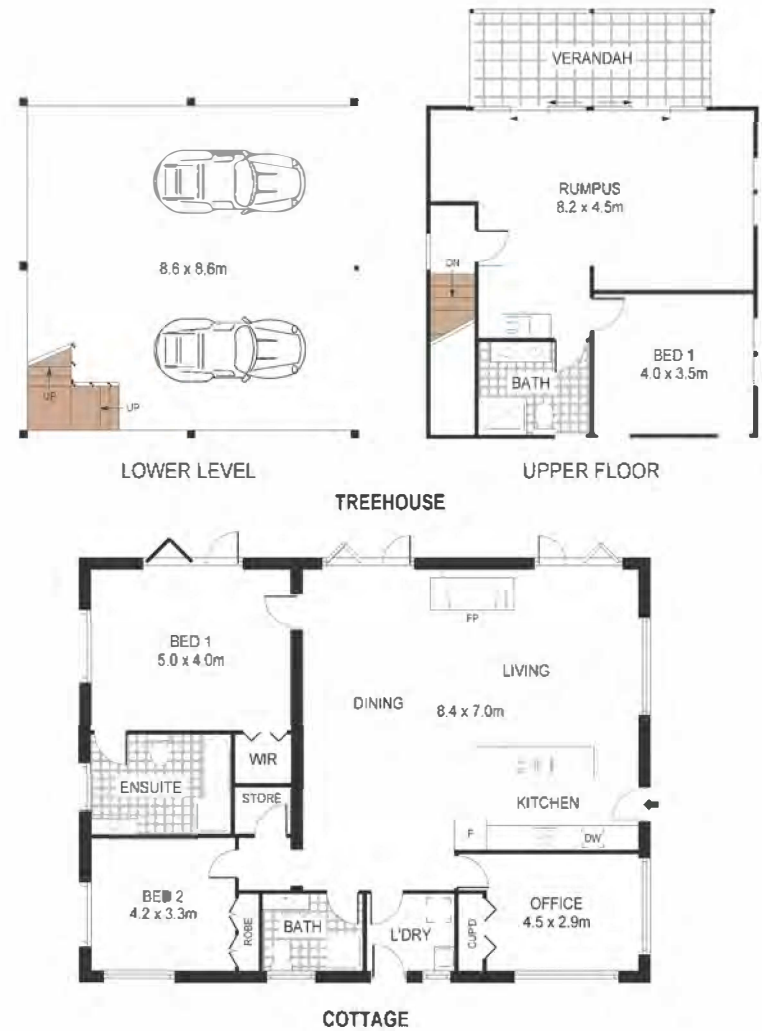
**Community & Events:** From local farmers' markets to town festivals, there's always something happening in and around Kempsey, fostering a tight-knit community spirit.

**Education & Facilities:** Kempsey boasts a range of educational institutions, from primary schools to tertiary education facilities. Additionally, the town provides healthcare services, recreational facilities, and a range of shopping options.









PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 105507

## FLOOR PLAN

'EIEIO' 1026 Gowings Hill Road, Dondingalong

New  
South Wales

**Sotheby's**  
INTERNATIONAL REALTY



## Available inclusions with the purchase of 934 Promised Land Road

### MAIN HOUSE & COTTAGE

- Main House & Cottage
- Pool table & cues
- Bowls scorer and 2 sets bowls
- Croquet set – balls & 2 mallets
- Dart Board & Darts
- Mounted art on western wall of main house
- Skylink & modem
- Solar panel modem
- 2 x Rinnai LPG Gas heaters
- Security alarm system (Main house) – needs to be reactivated
- Rectangular plant container - main house front verandah
- 2 x large ceramic pots by front door
- External door mats
- 2 x retractable drying lines
- 3 x moveable wooden ramps (for wheelchair or wheeled access)
- Matching dresser in main bedroom
- Dark framed full length mirror in main bedroom
- Dark wood step shelving in main bedroom

### TREEHOUSE

- 2 x Bunk beds
- Sofabed
- Portable hanging frame
- Bathroom Laundry Box
- Bar fridge
- Microwave

### BILLY'S HOUSE & BARN

- Pump from River
- Dinghy & kayak

### SHEDS/EQUIPMENT/GROUNDS

- 2 x Mounted Coach wheels
- Antique tractor seat
- Heavy duty shelving with stored timber below
- Hobie fishing kayak with transport wheels, 1 x dinghy with Minnkota electric engine
- Small sump pump
- 6 fixed Hoselink reels
- Pump – Grundfos SP5A-17 1.5Kw submersible pump
- 6 pod irrigation unit
- 3 x irrigation hoses and sprinklers
- Mounted bird and animal nesting boxes throughout grounds
- Tree sculpture adjacent to dam, below jacarandas
- 8 x Rammed earth sealant containers with earth for patching
- Left over matching paints

### POOL

- Maytronic Dolphin X30T Pool cleaner
- Pool Cover
- 2 x pool chaise lounges
- Bar fridge
- 2 x Black ceramic pots



## Items Not included but available for sale:

### FARM EQUIPMENT

- 650L Spray Unit with Boomless nozzle \$4500
- 100L Spray Unit \$300
- Slasher \$1,600
- Round Bale attachment \$2,500
- New Holland Tractor T4.65S \$40,000
  - + Mulcher \$6,000
- John Deere Ride on 2305 with 6' cutting deck \$6,000
  - + John Deere 200CX Loader \$2,000
  - + John Deere Tractor Weight Box \$100
- Honda Greens (Croquet) Mower \$800
- 200L Diesel Storage with pump \$700
- Turf Tec Ride on Greens Roller with GX150 Honda 5.5 Motor \$1,000

### MAIN HOUSE

- 2 x 2.4m Ebony sideboards @ \$2,000 each
- 4 x Ebony side tables @ \$50 each
- 10 seater Ebony dining table with 10 chairs \$1,500
- Dark wood drinks cabinet \$100
- 2 x KS beds, currently joined as King with bedheads \$500

### COTTAGE

- Antique matching dining room suite comprising:- \$5,000 o.n.o
  - 10 seater dining table with removable leaf
  - 8 Hand tapestry seats to go with table
  - 2 end armchair seats to go with table
  - 2 x sideboards (1.5m and 2.0m)
  - Nest of side tables (2 only)







## Improvements

### LOT 1 - 1026 GOWINGS HILL ROAD

- Fully fenced for cattle. 11 paddocks with stock lanes leading to cattle yards. All paddocks with access to water troughs or dams.
- Total of 130,000L underground rainwater tanks. 1 x 100,000L and 1 x 30,000L
- 1km bitumen road from main road to Main House.
- Solar hot water & 40 panel solar unit on Main House.
- Pump from river supplying all garden water as well as water to troughs all the way to the front road.
- 4 stock dams; 1 wildlife dam; 1 ornamental dam.
- Fenced off Eco Corridor with over 1,000 trees planted; nest boxes.
- Flick Termite barrier stations around Main House and Cottage.

### LOT 2 - 952

- 5 x new steel fenced electrified paddocks with concrete troughs and stock lane leading to new cattle yard.
- Solar Hot Water.
- Recently painted with new flooring throughout.















**Annette Pinkerton**

**M:** 0418 447 856

**E:** [annette.pinkerton@nswsir.com](mailto:annette.pinkerton@nswsir.com)



**David Medina**

**M:** 0419 772 233

**E:** [david.medina@nswsir.com](mailto:david.medina@nswsir.com)