



3 Jones Road, Calga



Multi-Income Estate on 32 Acres | High-Yield Rural Investment Opportunity

Set across approximately 32 acres of fertile, usable land, this exceptional estate presents a rare opportunity to secure a high-performing rural investment in one of the Central Coast's most strategically positioned locations. Combining multiple established income streams, quality infrastructure and long-term growth potential, the property offers an outstanding proposition for the savvy investor, business owner or portfolio builder seeking both immediate returns and future flexibility.

Ideally positioned just minutes from the M1 Motorway and approximately 15 minutes from Gosford CBD, the property provides convenient access to Sydney and the Hunter Valley while maintaining the privacy and scale of a substantial rural holding. Its strategic location supports both commercial operations and residential living, making it a highly versatile asset.

The estate benefits from several established and potential income streams, creating a diverse and resilient investment opportunity. A

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Price	All Offers Close by 13th May 2026
Property Type	Residential
Property ID	563
Land Area	32.00 ac
Floor Area	274 m2

Agent Details

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leased veterinary clinic currently returns approximately \$1,800 per week plus CPI, while the modern boutique boarding kennel facility has the potential to generate around \$1,100 per week plus CPI. The main homestead residence offers an estimated rental potential of approximately \$1,000 per week, with the original four-bedroom farmhouse providing a further potential income of around \$700 per week. In addition, agistment paddocks generate approximately \$200 per week, while the two-bedroom manager's cottage offers further flexibility for additional rental income or on-site accommodation. Together, these multiple revenue channels provide strong income potential with the opportunity to optimise or expand over time.

A standout feature of the property is its valuable spring-fed dam, providing a reliable and continuous water source across the estate. Supported by an extensive pump system servicing multiple areas of the property, this natural water supply is ideal for agricultural, livestock and commercial operations. Water from this source is also utilised by neighbouring bottling operations, highlighting its quality and reliability. In today's rural property market, access to secure water is an increasingly valuable asset.

The property also features multiple dwellings offering flexibility for rental income, staff accommodation or multi-generational living, alongside established commercial infrastructure already in operation. Separately metered buildings allow for simplified leasing and management, while the main residence benefits from a substantial 48kW solar system with 72 panels, supporting energy efficiency and operational sustainability.

Offering scale, versatility and strong income potential, this unique estate also provides significant scope for future expansion or diversification, subject to approvals. Opportunities such as this—combining land size, multiple income streams, established infrastructure and secure water supply—are exceptionally rare.

Enquire today to secure one of the Central Coast's most unique and rewarding investment opportunities.

All inspections by appointment only.

Total Potential Rental Income:

Veterinary Clinic = \$1,800 per week

Horse Agistment = \$200 per week

Main Residence Potential Income = \$1,000 per week

Dog Boarding Facilities Potential Income = \$1,100 per week

Seperate 4 Bedroom Farmhouse Potential Income = \$700 per week

Seperate 2 Bedroom Farmhouse Potential Income = \$500 per week

TOTAL: \$5,300 per week

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