

Sold



86 Gerogery West Rd, Gerogery



"OOLA" - SENSATIONAL VIEWS AND LIFESTYLE OPPORTUNITY

48.39 Hectares – 119.6 Acres

- Superb location, 3.5km to Gerogery, 12.5km to Walla, 18.5km to Jindera and 33km to Albury via excellent access to the Hume Freeway.
- Productive small holding sown down to phalaris, clover, rye grass and lucerne. Regular fertilizer inputs and broadleaf control.
- Fenced into 6 main paddocks, stock water supplied by dams and troughs. The property's water supply is town water along with rainwater storage of 56,826 litres.
- Improvements include a set of steel cattle yards, hayshed, 2 bay machinery shed with office, comfortable one bedroom cottage with reverse cycle air-conditioning. Arguably some of the best views in the district including stunning views of Table Top, Hume Weir and the snow peaks of Mt Bogong.

A rare and remarkable opportunity to secure a keenly sought after productive small holding.

Features of the surrounding Albury/Wodonga region:

- Conveniently situated on the Hume Highway, the main highway from Sydney to Melbourne.
- Close to the aquatic playground of Lake Hume, gateway to the Victorian snowfields and the renowned Rutherglen winery region.
- Albury is home to one of Australia's best regional airports.
- Excellent education with quality Primary, Secondary and Tertiary

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Price	SOLD for \$745,000
Property Type	Residential
Property ID	1408
Category	Rural
Land Area	119.60 ac

Agent Details

Office Details

Albury
593 Macauley Street Albury NSW
2640 Australia
02 6058 1234

Paull & Scollard

Nutrien
Ag Solutions

institutions.

- Excellent health services with public and private hospitals and specialist facilities.

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