BEAUTIFUL LIFESTYLE BLOCK WITH AS NEW HOME

40.5 ha. – 100 acres

- Located 30 minutes' drive to Albury, 5 km from Walbundrie Rd, 8 km Burrumbuttock and 15 km from Jindera.
- Stunning setting for the four-bedroom B & H brick home, (plus office) overlooking large catchment dam and fertile land with massive gum trees.
- Lounge room, master bedroom (with en- suite), built-in-robes in all bedrooms, ducted air conditioning, wood heater, large kitchen/living with walk in pantry, 9' ceilings, verandas, double carport and much more.
- Water from large rain water tanks, (170,000 lts), grey water irrigation system, six bay steel shed, horse or cattle yards, horse shelter, excellent fencing.
- Currently running beef cattle on part of the land with approx. 18 ha. (44 acres) of crop.

'A wonderful opportunity to acquire a productive, larger lifestyle property with a modern country style home, in a commanding position, containing

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

4 2 8

Price	SOLD
Property Type	Residential
Property ID	1608
Category	Rural
Land Area	40.50 ha

Agent Details

Roger Bramley - 0477 220 133

Office Details

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Paull & Scollard

Nutrien Ag Solutions