

Sold



'Camelot' 49 Camelot Lane, Walla Walla



## PRIME MIXED CROPPING / GRAZING HOLDING

- Ideal location 11km Walla Walla, 50km Albury, 15km Culcairn, sealed Walbundrie Road frontage, buses to primary & secondary schools at front gate
- Productive cropping and grazing land, gently sloping, red loam country, 95% arable,
- Three-bedroom brick home, in commanding position, approx. 20 years old, open plan living / dining area, separate smaller living area, 2 bathrooms, verandas, carport, R/C air conditioner, wood heater.
- 3 dams and bore with overhead tank, gravity feeding to 4 troughs, 2 rainwater tanks for house water, sound stock proof fencing
- Two small feedlots, steel cattle yards, mach. shed with LU Roll-a-door & electricity, 1 silo

'Camelot' is a versatile parcel of land in the dress circle district of Culcairn/Walla Walla containing a sound 3-bedroom house and good improvements. The property would be an ideal add-on for larger holdings or as a rural living property within commuting distance of Albury/Wodonga.

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.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2001
<b>Category</b>	Rural
<b>Land Area</b>	98.34 ha

### Auction

Friday 5 February, 2:00 PM

### Agent Details

Roger Bramley - 0477 220 133

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### Office Details

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