

Sold



Boundary Approx

'Billabong Park', 1591 Walbundrie Rd, Walla Walla



## LIFESTYLE OR ADD-ON BLOCK CLOSE WALLA WALLA

61.76 HA. – 152.61 ACRES (APPROX)

- Located approximately 10 km Walla Walla, 16 km Culcairn, 48 km Albury/Wodonga.
- Beautiful Billabong Creek country, currently cropped, also suited to livestock.
- Fertile alluvial soils, running up to well-drained red loams, adequate fencing.
- Solid brick veneer home, four bedrooms, ensuite to master, WIR, office, large living/kitchen, garden & orchard, 100,000L rainwater tank.
- Reverse cycle air conditioning, wood heater, veranda, dining room, rumpus room.
- Improvements include 3 bay steel shed, 1 bay enclosed, powered & concreted.
- Carport x 2 cars, storage room at rear, 1 x 25 tonne Kotzur silo, small sheds.
- Water from Billabong Creek, large dam, unused bore (pump to be installed).

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Price	SOLD
Property Type	Residential
Property ID	2203
Category	Rural
Land Area	61.76 ha

### Agent Details

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### Office Details

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**AUCTION: THURSDAY 12 MAY AT 2.00PM ON SITE**

Please note: Covid regulations apply.

Disclaimer: All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details.

**Paull & Scollard**

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Ag Solutions

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