

Productive and fertile gently sloping country

Schute Bell Property

Price : SOLD

0 0 0

Area & Tenure:

204 Ha (504 Ac) Freehold

Situation:

Located approximately 7 km North of Boorowa. 3 ½ hours Sydney 120 km Canberra. 60 km Yass, 55 km Young. Sealed road frontage.

Description:

Principally fertile, open and gently undulating 'Silurian volcanic' country with red and brown clay loam soil types. Light scattered shade timber remains as well as 9 tree lots. The property has a tremendous coverage of natural grasses and clovers. This property is in a fattening and breeding area and offers a variety of enterprise options.

The property is watered by a combination of 6 dams, 2 bores (1 equipped - with submersible electric pump) and three troughs. 100,000L rainwater storage. Average annual rainfall of approximately 24" (600mm). Altitude 570 m. Subdivided into 9 main paddocks with good fencing.

Improvements:

Quality built 4 bedroom 66 square homestead with bull-nose verandahs. There is a very large open living/dining/family/kitchen area. The kitchen is made with Rosewood and features plenty of bench and cupboard space, electric oven and electric cooktop. The master bedroom has a large walk-in robe and en-suite. Two bedrooms have built-in robes with main three way bathroom opposite. Spacious laundry with O/P hot water system, cupboards and bench. Separate office with outside access, also access to double garage. There is an indoor in-ground pool. The homestead has reverse cycle air conditioning and features double glazing throughout. There is plenty of cupboard and storage space, built in vacuuming system and the power is supplemented by Solar panels (10kW). The homestead sits in an established, landscaped garden with a feature Ha-Ha wall enhancing the impressive view over the property.

- ~ 5 bay Steel frame machinery shed with 2 lock up bays
- ~ Steel hayshed/Machinery
- ~ Silo
- ~ Recently constructed 3 stand electric Woolshed, with raised board and vehicle access.
- ~ Steel yards at the woolshed and a mesh and wire central sheep yard.

Features:

- ~ Productive and fertile gently sloping country
- ~ First class improvements
- ~ Impressive, well designed home with extensive views
- ~ Central to many selling and service centres

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

Representative
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