



# Sold

# Cappello & Co

100 POMROY ROAD, YENDA, NSW, 2681

Property

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## 30 ACRES WITH DWELLING & ROOM FOR A SHED !!

Have your own slice of farming, build a big shed or your dream lifestyle block!

- 30 acres on 2 allotments - planted to wine grapes watered via flood irrigation rises and furrows
- Fertile red sandy soils with tile drainage system
- 114 Murrumbidgee Irrigation Delivery Entitlements for water access
- Older 1-2 bedroom fibro home, lounge internal bathroom and kitchen (requires works)
- Tar road frontage, power available.
- 8.3 acres of Shiraz planted in 2020 with grafted roots
- 7 acres of Durif planted circa 2000
- 13.27 acres of Semillon were planted in 1989

PRICE:  
\$325,000

OPEN FOR INSPECTION:  
N/A

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