



SOLD

THE TIDY FARM - UNDER CONTRACT

Local award winning agent, Uri Ross, proudly presents to you 927 Cawongla Road, Larnook. For sale for the first time in 65 years is this prime grazing property. It consists of 250 acres, 2 titles with rural sub division potential, Leycester Creek frontage, internal water ways, a beautiful dam, sheds and a classic old 5-bedroom farm house.

The land is very special, made up of many flat healthy paddocks, there are stands of timber toward the western boundary where the land has some gradient though nothing too difficult to access. A few ridges run down from the MacKellar range offering great views across the land. Come and embrace this rural lifestyle that is sure to bring you and your family a life of peace and tranquillity.

The weatherboard house is approx. 200sqm in size. It has 5 bedrooms, timber floors, a modernised kitchen and wood heater. There is a lounge room, reading room and huge rumpus room. Plenty of room for friends, family & activities. There are two showers though only one toilet. Attached to the house are 2 x 5,000 Gallon water tanks which has been plenty for the owners for the past 6 decades. The old garage has been closed in which provides the rumpus room, 5th bedroom & laundry.

NBN internet is already installed to keep you connected with the big wide world.

Outside in the garden you will be very impressed with the hard work that has been done for you. A super established vegetable garden provides ample amount of food for the farm, fruit trees & to top it off, over by the shed there is a green house. The property has 17 mature pecan trees & an old mango orchard home to some 52 mango trees.

This is an ideal property to run cattle and earn some extra income. Being fenced into 9 separate paddocks there is ample opportunity for mixed farming activities. Depending on the season the property can run up to 100 breeders who will love the native Vigna that creeps around the paddocks & hillsides.

At the dam there is a fire fighting pump which pushes water up to the header tank that then gravity feeds three troughs around the farm & to the outside taps at the house. Any paddocks that are not serviced by troughs, have waterways flowing through them allowing cattle to keep hydrated.

5 BED | 2 BATH | 1 CAR

PRICE:
\$1,800,000

OPEN FOR INSPECTION:
N/A



Uri Ross
0423280278

uri.ross@atrealty.com.au
www.atrealty.com.au



927 Cawongla Road, Larnook

Disclaimer: For illustrative purpose only Floor plan measurements, size, and scale are approximate we take no responsibility for omission and errors.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.