




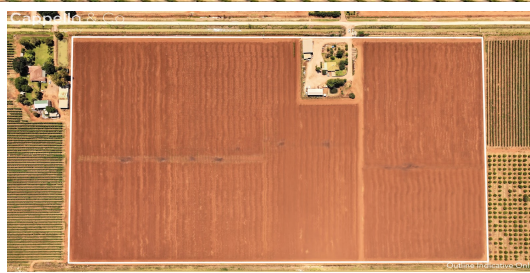
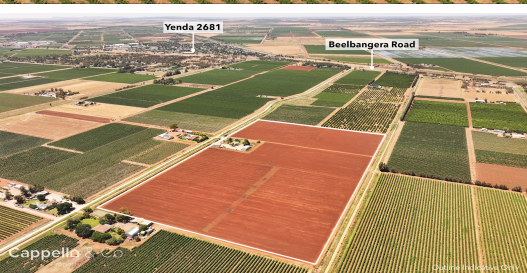
# FOR SALE

# Cappello & Co

133 RODGERS ROAD, YENDA, NSW, 2681

Property

4  | 1  | 1 



## FARM WITH IMPROVEMENTS AND POTENTIAL TO SUBDIVIDE

Cleared farmland with water access and well-kept improvements!

PRICE:

\$795,000 - \$850,000

18.57 hectares | 45.88 Acres | 45 Delivery Entitlements

- 60" x 40 Shed and 50" x 30 shed with earthen floor and 3-phase power to shed
- Large 4 bedroom, 1 bathroom home recently painted and tenant in place (\$450 per week on continuation)
- Central kitchen and multiple living areas
- Fenced rear yards set in established central yards.
- Possibility of boundary adjustment and subdivision with 2 titled allotments (STCA)
- Tiled drainage and red loamy soils
- Flood irrigation channel and rises still in place with 2 dopplers
- Settling dam setup to sand filter and wash bay near the shed

OPEN FOR INSPECTION:

N/A

This property is located within a few minutes from Yenda and a 10-minute drive to Griffith, it offers a great rural lifestyle.

- Inspections and Contract of sale available at request. Contact Gavin on 0458684518

STCA - subject to council approval

## Gavin Cappello // 0458 684 518




[gavin@cappellococo.com.au](mailto:gavin@cappellococo.com.au) // [cappellococo.com.au](http://cappellococo.com.au)

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## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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