



FOR SALE

"MOOROOWOOLLEN" 464 HECTARES, 40 PADDOCKS, WATER LICENCE, 3 HOUSES, MANAGERS COTTAGE, SITE OFFICE, HARD STAND.

Discover a rare opportunity to secure one of the region's most complete and versatile rural holdings "Mooroooolen", a remarkable 464.47-hectare (approx. 1,148 acres) grazing property ideal for large-scale farming, lifestyle, or investment.

Currently running Angus cattle and Merino sheep, this immaculately maintained estate offers the perfect blend of productivity, infrastructure, and lifestyle appeal, just 10 minutes from Goulburn CBD and 1.5 hours to Sydney Metro, with direct access from the Hume Highway.

40 Paddocks | 12 Titles | 3 Homes + Cottage + Site Office | Machinery Sheds | Prime Location

Property Highlights

- 3 Separate Homes + Manager's Cottage + Site Office – Perfect for multi-generational living or staff accommodation.
- 40 Fully Fenced Paddocks – All watered via dams or troughs.
- Water Licence Included – Secure your water future.
- Multiple Machinery Sheds & Workshops – Abundant storage and working space.
- Hard Stand Area – Ideal for heavy machinery or large-scale logistics.
- 12 Separate Freehold Lot Titles – Offering flexibility, subdivision potential, or land banking.
- Pristine Boundary & Internal Fencing – Ready to operate from day one.

This is a once-in-a-generation chance to acquire an exceptional working farm with strong future potential—whether you're expanding your agribusiness, investing in land, or chasing the country lifestyle with scale.

Call Elias Sleiman on 0438184127 for more information or to schedule a private viewing.

15 BED | 8 BATH | 20 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A

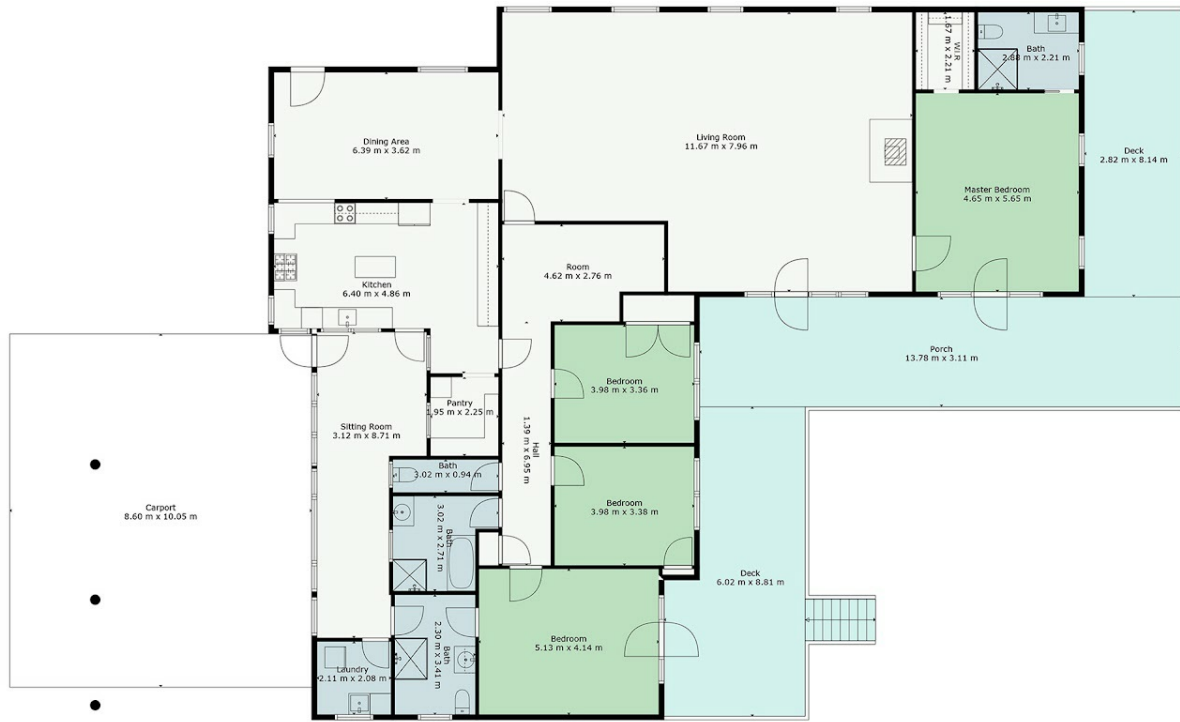


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Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only.
No guarantee, warranty or representation as to the accuracy and completeness of the floor plan is given. davidvenishphotography.com.au

16323 Hume Highway, Marulan - Primary Residence

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.