




# FOR SALE

# Cappello & Co

391 ROSSETTO ROAD, BILBUL, NSW, 2680

Property

3  | 1  | 2 



## LIFESTYLE ALLOTMENT - LARGE SHED AND MINUTES FROM TOWN

- \* 16.18\* Hectares / 40\* acres
- \* 3 bedrooms, large living area, kitchen and 1 bathroom fibro cottage
- \* All steel machinery shed 30 x 12 x 6 metre with an earthen floor and 10kw solar system
- \* Timber and iron-clad workshop with concrete floor and 3-phase power
- \* Planted on dual-wire cordant with a mix of white and red varieties (Delivered to Calabria Wines Group)
- \* Drip irrigation, tile drainage, tar road frontage, and well-located, only 7 minutes to Griffith CBD
- \* The pump shed has been recently upgraded with new controls and an A/C unit.

2025-26 Annual Rates: \$3,658.81  
2025-26 Annual Water: \$237.00 + consumption  
2025-26 Annual Sewer: Not connected

Well set up and maintained property. To view and inspect Contact: Gavin Cappello

PRICE:

\$975,000 - \$1,000,000

OPEN FOR INSPECTION:

N/A

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