




FOR SALE

Cappello & Co

391 ROSSETTO ROAD, BILBUL, NSW, 2680

Property

3  | 1  | 2 



15.89 ha*

Outline Indicative Only * | Approx



LIFESTYLE ALLOTMENT - LARGE SHED AND MINUTES FROM TOWN

- * 16.18* Hectares / 40* acres
- * 3 bedrooms, large living area, kitchen and 1 bathroom fibro cottage
- * New 2026 solar system - 14kwh, FoxEss 48kwh battery and 15kw hybrid 3 phase inverter
- * All steel machinery shed 30 x 12 x 6 metre with an earthen floor
- * 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

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:

\$850,000 - \$900,000

OPEN FOR INSPECTION:

N/A

Gavin Cappello // 0458 684 518

gavin@cappelloc.com.au // cappelloc.com.au