FOR SALE

Cappello & Co Property

702 MYALL PARK ROAD, MYALL PARK, NSW, 2681

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" THORNWYRAN" - BROAD ACRE & IRRIGATION PROPERTY

PRICE:
$2,000,000 - $2,200,000

OPEN FOR INSPECTION:
N/A

" THORNWYRAN" - BROAD ACRE & IRRIGATION PROPERTY

Located in the highly productive Myall Park area which is suited for all types of cropping and permanent plantings. Access by a tar road and all-weather roads. Water delivery/access off the Northern Branch Canal and Wallace Lane supply lateral.

182.94* Hectares | 452* Acres | 858 Delivery Entitlements

- 33* Ha - 81.7* Acres laid out to terraced & stepped laser-irrigated bays
- 45* Ha - 111* Acres laid out for flat irrigation land currently used in rotation with dry area
-101* Ha - 249* Acres Broad Acre - running along the Northern Branch Canal.
- 858 Northern Branch Canal Delivery Entitlements
- 3 bedrooms plus office, and in-ground pool - Currently rented for $1800 PCM
- Workshop with concrete floor and 3-phase power solar system
- 2 x 15 Meg Dopplers & 858 Delivery Entitlements
- MI approval for water pipe installation to dry area
- Note: Photos of internal residence taken in January 2023

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal

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