



149 Cronulla Road, BERRIGAN, NSW 2712

The Best of Town & Country

40.47 hectares, 100.00 acres

*100 Acres / 40 hectares freehold land, situated just 3km from the Berrigan CBD

*Craftsman built four bedroom brick veneer home featuring an open plan kitchen/living area, dining & formal living rooms, tiled bathroom, office, en-suite, 5kw solar system, double garage, set in spacious lawns & low maintenance gardens

*Magnificent salt chlorinated in ground pool with built in spa and solar heating

*80x30ft all steel shed offering secure workshop, concrete floor, power, lighting & adjoining wash pad

*Adjacent the main MIL canal with 1 delivery outlet, 25 MIL Water & Delivery Entitlements

*Exceptional red sandy loam soils currently sown to Lucerne pasture and ideally suited to horticultural crops, livestock breeding & fattening

*Excellent fencing throughout, steel sheep yards, dam & channel stock waters

TYPE: Sold

INTERNET ID: 19021595

SALE DETAILS

\$650,000

CONTACT DETAILS

Elders NSW Regional Office

Unit 4/46-50 Bourke Street
Dubbo, NSW
02 6881 4700

Matt Horne
0409 355 733

*A rarely available opportunity to secure a premium small farm with plenty of lifestyle appeal & ideally located on the doorstep of town

- Land Area 40.468564 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2





