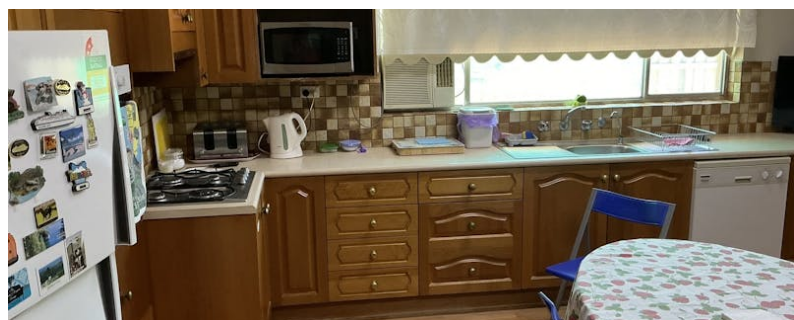




48 Wilcannia - Menindee Road, MENINDEE, NSW 2879

"Shamrock Hill"

8.09 hectares, 20.00 acres

Elders Real Estate Mildura Director, Marty Deacon, is pleased to present Shamrock Hill-an affordable lifestyle and irrigation holding ideally suited to the hobby farmer, semi-retiree, or land seeker. This property offers genuine lifestyle appeal, with potential for grazing, pastures, or cash-crop production. A quality home, extensive shedding, and close proximity to the Darling River deliver exceptional value.

Property Overview

Located only metres from the Darling River-perfect for boating and fishing-Shamrock Hill comprises approximately 8.10 ha (20 acres) across two titles. The well-built four-bedroom brick-veneer, cement-rendered homestead provides comfortable family living.

Home Features

- * Spacious kitchen and meals area, the heart of the home
- * Timber cabinetry

TYPE: For Sale

INTERNET ID: 20P2758

SALE DETAILS

\$370,000 - \$400,000

CONTACT DETAILS

Elders Mildura, Robinvale & Wentworth

143 Lime Ave, 3500 79-81

Perrin Street, 3549 34

Darling Street, 2648

MILDURA, VIC

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Marty Deacon
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- * Cooktop and wall oven
- * Abundant cupboards and bench space
- * Large family lounge
- * Well-proportioned bedrooms
- * Main bathroom plus external second toilet
- * Ducted reverse-cycle heating and cooling + ceiling fans in all bedrooms
- * Gas hot water service
- * Strong internet & mobile coverage
- * Security system installed

Outdoor Living

- * Generous steel-framed undercover BBQ and alfresco area with concrete and paved surfaces
- * Portable evaporative cooler for outdoor comfort

Shedding & Infrastructure

- * 24 m x 10 m lock-up machinery workshop with 3-phase power and mostly concrete flooring
- * Large lean-to veranda adjoining the home for car parking
- * Separate 10' x 8' enclosed utility shed
- * 12 KVA solar system with two inverters
- * 4' x 6' operational cool room

Water & Irrigation

Shamrock Hill offers an outstanding water setup, including:

- * Private diversion licence with 3 megalitres
- * 3-phase electric pump on the Darling River, previously used to irrigate early-season table grapes
- * Low-level and Nelson rotary overhead spray systems
- * 2" solar pump supplying tanks and gardens
- * Fully licensed bore with submersible pump feeding a 27,000-litre poly settlement tank for clean household water
- * Rainwater plumbed to the kitchen sink

Land Use

Formerly an early-variety table-grape enterprise (now decommissioned), the property remains:

- * Sustainably fenced for Dorper sheep, with individual paddocks

* Inclusive of a separate 4-acre natural herbage area

Plant, Equipment & Inclusions

The sale includes a comprehensive list of working plant and equipment-three tractors, backhoe attachment, utility, and more-providing the ability to easily clear existing plantings and trellising.

A quantity of furniture and household effects is also included; all items sighted at inspection will remain with the property.

Location

Shamrock Hill is located just a few kilometres from Menindee's main township services, including:

* Supermarket

* Post office

* Hotels and motel

* Caf  

* Schools

* Sporting facilities

- Land Area 8.093713 hectares
- Bedrooms: 4
- Bathrooms: 1



HOMESTEAD

Bedrooms	4
Bathrooms	1

