



## 434 Woomargama Way, WOOMARGAMA, NSW 2644

'TWISTING WATERS' - Quality Rural Lifestyle Property - 99 ACRES / 39.95 HA

**40.06 hectares, 99.00 acres**

Ideally situated 35km north of Albury and 15km south of Holbrook.

Enjoy luxury living in the custom designed Davis Sanders home comprising of 3 oversized bedrooms, 3 bathrooms, entertainer's kitchen adjoining the open plan living/dining, along with additional formal lounge, bar and dining areas. Bamboo flooring a feature throughout the home.

The impressive master retreat boasts a walk-in robe plus additional storage, office, spacious ensuite with spa and separate toilet. The second bedroom includes an ensuite and floor to ceiling built-in robe.

Two RC split-system air-conditioners and two fireplaces ensure seasonal comfort. The double lock-up garage comfortably accommodates two large vehicles and provides internal access to the home.

**TYPE:** Sold

**INTERNET ID:** 22267970

**SALE DETAILS**

**CONTACT AGENT**

**CONTACT DETAILS**

**Elders Albury Rural and Business**

297 Schubach Street  
Albury, NSW  
02 6021 3355

**David Gittoes**  
0409 362 722

This majestic 39.3sq home is surrounded by low-maintenance gardens with stunning easterly views.

The reliable spring-fed dam services stock troughs and garden requirements. 3 x 5000 gallon tanks supply water to the home.

Improvements include 12.5 x 5m powered workshop, 31 x 12m machinery shed, shearing shed as well as steel sheep and cattle yards.

Video available on request.

For more information contact David Gittoes 0409 362 722 or Ewen Scholz 0428 293 817

- Land Area 40.063879 hectares
- Bedrooms: 3
- Bathrooms: 3

## HOMESTEAD

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>3</b>





