



466 Cobb Highway, MOAMA, NSW 2731

MOAMA - 466 Cobb Highway - AUCTION CANCELLED DUE TO COVID19 - NOW FOR PRIVATE SALE

76.32 hectares, 188.59 acres

Invest for tomorrow enjoy now.

76.32 HA - 188.6 Acres (Approx)

6 Titles - DP1097447 - DP751152

Part zoned B6 (Entrance corridor Cobb Highway)

Balance zoned RU1 (Primary Production)

High quality Homestead, 4bedrooms, 4 Bathrooms

Partly fitted barn style shed 15m X 10m

Other sundry shedding.

3 Kilometres Moama/Echuca

TYPE: For Sale

INTERNET ID: 22303627

SALE DETAILS

FOR SALE

CONTACT DETAILS

Elders Real Estate Victoria

160 Queen Street

Melbourne, VIC

03 9609 6222

Wayne Eeles

0428 168 567

Potential logistics or road train depot

An exceptional investment opportunity in a superb location

- Land Area 76.32 hectares
- Bedrooms: 4
- Bathrooms: 4

PROPERTY OVERVIEW

Location details	Minutes from Moama Echuca
Land Use	Grazing, Cropping, Mixed Farming, Other,
Description of Country	Open farming with some natural bushland
Improvements	Barn style shed 15m X 10m (partly fitted)
Other Improvements	
Fencing	Good to average
Number of Paddocks	4

WATER/IRRIGATION

Water Supplies	Tanks, Dams
Comments	town water connected

CROPS/PASTURES

Average area cropped annually	20 hectares
Pastures	Mostly native

REGIONAL FACILITIES

Nearest Regional Centre	ECHUCA
Distance from Centre	ECHUCA 5.00
Nearest Town	MOAMA
Distance from Town	3.00 km
Agriculture	Saleyard, Grain Silo, Truck Depot, Abattoirs, Dairy
Schools	Primary, Primary Bus, Secondary, Secondary Bus
Road to property	Sealed

TITLE/POSSESSION

Type	Freehold
Possession	Vacant Possession

HOMESTEAD

Description	<p>An Extremely attractive home with many points of difference. Step into the besa brick home from generous verandas all round to a spacious open plan kitchen, dining and lounge room. The features of this are a polished concrete floor, cathedral ceiling and a huge open wood fire. The master bedroom sits at one end of the homestead and enjoys W/ Robe through to ensuite. At the other end of the home there are 3 more double bedrooms all with their own bathrooms and B/I Robes. A walk in pantry off the kitchen and an indoor laundry complete the homestead. Apart from the amazing open fire the home boasts ducted heating,</p>
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cooling and ceiling fans. The homestead is set well back from the highway and remains quietly private.

Bedrooms

4

Bathrooms

4

Office

Office available





