



## 247 Mountain Ash Road, GOULBURN, NSW 2580

Oakover Lodge, A horse lovers haven!

**12.14 hectares, 30.00 acres**

Location, country charm and impressive presentation highlight this inviting opportunity just 10 minutes from Goulburn's CBD!

Key features include.

- \* Land area of 12.14 hectares or 30 acres
- \* 14 paddocks total all watered for stock
- \* All sealed road access via Mountain Ash Road
- \* Homestead has 3 bedrooms 2 Bathrooms Living and study, plus
- \* Self-contained unit (2 bedrooms ,1 bathroom, living and study)
- \* Quality inclusions throughout, heating and cooling Units
- \* Fully insulated walls and ceiling with firewall separating unit

**TYPE:** Sold

**INTERNET ID:** 300P105601

**SALE DETAILS**

[Contact Agent](#)

**CONTACT DETAILS**

**Elders Real Estate**

88 Hume Street  
Goulburn, NSW  
02 4824 4466

**Ray Croker**  
0427 118 600

- \* 10 kw solar assist system installed providing credits to the grid
- \* Main double garage fully lined and insulated, size 8m x 6.5m
- \* Second double garage /workshop 10.5m x 7m with workbench
- \* Sand Dressage arena, 60 m x 20 m, plus separate round yard
- \* Stable complex, feed room, 2 tackrooms, undercover cross ties, hotwash boom
- \* New Horse shelter complex, 10mx6.5m Geo hex flooring
- \* Four new 4 x 4 cattle rail day yards, storage/feed sheds
- \* Watered by permanent well, seasonal creek and dam
- \* Abundant water storage tanks, gravity head tank for stock
- \* Rainwater storage totals 189,000 litres via 5 tanks

Current owner has established income from long term agistment clients as well as coaching clientele with potential for new owners' continuation.

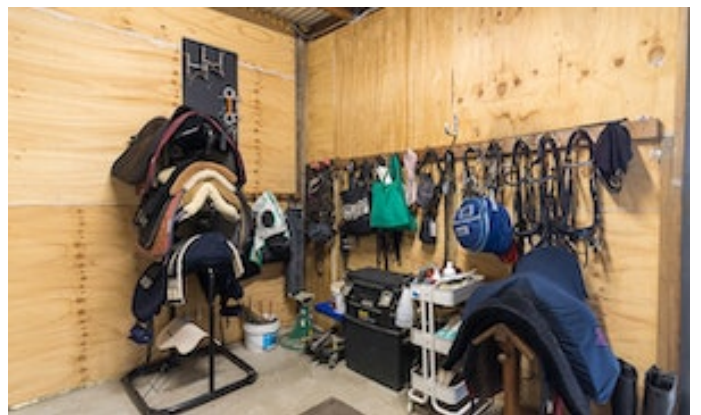
- Land Area 12.140569 hectares
- Bedrooms: 5
- Bathrooms: 3



**HOMESTEAD**

<b>Bedrooms</b>	5
<b>Bathrooms</b>	3



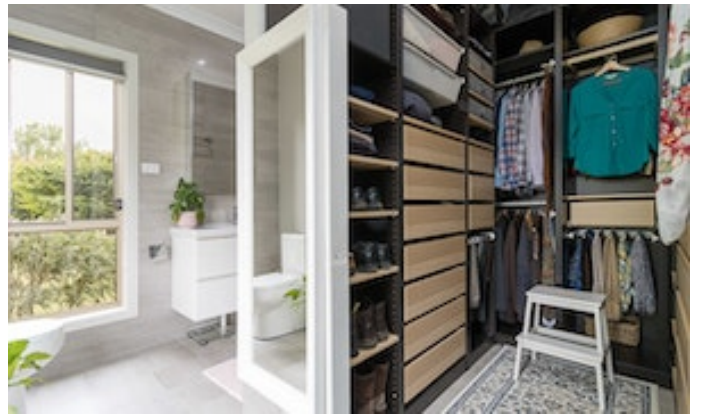


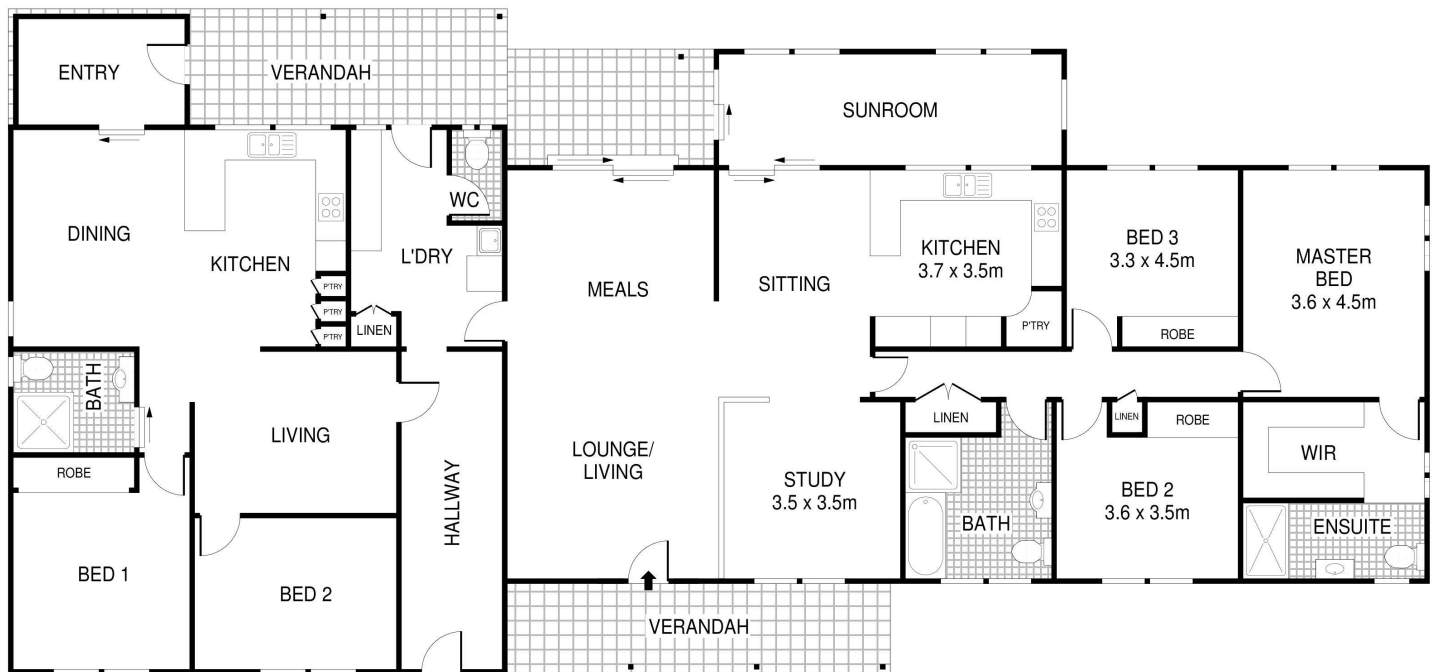












PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 101665

FLOOR PLAN

'Oakover' 247 Mountain Ash Road, Gundry