



## 118 Stony Crossing Road, MURRAY DOWNS, NSW 2734

'Connemaugh' - Exclusive River Frontage in Prime Location

**465.10 hectares, 1,149.26 acres**

- Exceptional Murray River holding encompassing magnificent river frontage only 13 kilometres from the regional centre of Swan Hill. Major shopping centre, primary and secondary schooling, diverse entertainment and restaurants, agricultural services.
- Unsurpassed 4 BR homestead position only 30m from the water's edge offering unique panoramic views of the Murray River bend in a superb setting of spacious lawns and native trees.
- 355ha\* of irrigation layouts including some of the finest river silts in the district, balanced with 70ha\* rising red loams and 40ha\* river frontage.
- Improvements - 2 additional houses, fully enclosed lockable workshop, machinery and hay sheds, 2 river pumps, recycle drainage, pipeline water to troughs.
- Livestock handling facilities - 2 sets of steel cattle yards, shearing shed and sheep yards, containment pens, central laneway access to most paddocks.
- Gateway to river recreational activities and nature.

**TYPE:** Sold

**INTERNET ID:** 300P130570

**SALE DETAILS**

**\$3,400,000**

**CONTACT DETAILS**

**Elders Real Estate  
Wycheproof**  
177 Broadway  
Wycheproof, VIC  
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**Peter Robertson**  
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\*Approx.

- Land Area 465.1 hectares









