



## Lindifferon Lane, DENILIQVIN, NSW 2710

'MOOKARA' DENILIQVIN NSW A WELL IMPROVED RURAL LIFESTYLE HOLDING

**43.97 hectares, 108.65 acres**

\* Lifestyle meets the country is how you best describe 'Mookara', a rural lifestyle holding situated just 25km northeast of Deniliquin via sealed roads

\* Featuring a 4 bedroom, 2 bathroom weatherboard home with office, evaporative air conditioning, slow combustion heating, large entertainment area, salt chlorinated inground pool, 10kw solar system and mixed fruit orchard

\* The secluded home is set amongst low maintenance lawns and gardens and offers a new iron roof and outdoor area (2019), recently repainted kitchen and exterior

\* 48x24ft all steel machinery shed with secure workshop featuring concrete floor, power, lighting, roller and personnel doors

\* Working improvements include sheep yards with Arrow Farmquip drafting race and loading ramp

\* Premium cropping country with excellent fertiliser and chemical history, scope for irrigation development with metered outlet and farm plan available

**TYPE:** Sold

**INTERNET ID:** 300P134361

**SALE DETAILS**

**\$700,000**

**CONTACT DETAILS**

**Elders Deniliquin**

351 Albert Street

Deniliquin, NSW

03 5890 5100

**Matt Horne**

0409 355 733

\* Fenced into 3 main paddocks with red loam soils, pressurised trough water system, established tree lines, formed gravelled all weather driveway

\* Secure water supply via MIL with S & D pipeline, 2 MIL Water & 1 MIL Delivery Entitlements, ample tank water storage and shallow bore. An additional 57 MIL Water Entitlements will also be made available at an agreed market rate

\* Ideally suited to winter cropping, fodder production, livestock breeding and fattening, various lifestyle, and recreational pursuits

Inspections are strictly by appointment. Please contact Matt Horne for inspection bookings and more information.

Matt Horne: 0409 355 733

Elders Deniliquin: 0358 905 100

- Land Area 43.97 hectares
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

Bedrooms	4
Bathrooms	2







