



681 Mannus Lake Road, TUMBARUMBA, NSW 2653

"Kaluah" Mannus Lakes Rd, Tumbarumba - 1026 Acres* / 415.58 Ha*

A breathtaking rural escape, this magnificent 1026-acre farm presents an unparalleled opportunity for those seeking a harmonious blend of productive land and stunning natural beauty. From its elevated position, the property commands magnificent views over Mannus Lake and stretching up the picturesque valley, providing a serene backdrop to daily life.

'Kaluah' is a noted Beef cattle property for both breeding and production of prime livestock. Historically it has run 250+ breeding cows. The property is pasture improved with Phalaris/Clover/Rye pastures coupled with an excellent fertiliser history. 'Kaluah' is situated in a 38" - 39" (950mm-975mm) rainfall district.

The farm is meticulously set up for efficient operation, boasting 12 well-fenced paddocks all converging onto a central laneway for ease of livestock management. Practical amenities abound, including a spacious storage shed, a sealed Kotzur silo, and a substantial machinery shed equipped with a 13KVA solar system that feeds back into the grid, offering both utility and sustainability. Water security is excellent, with stock access to Mannus Lake, permanent creek frontage, four large water tanks, and a reliable bore.

TYPE: Auction

INTERNET ID: 300P182863

AUCTION DETAILS

9:00am, Thursday October 16th, 2025

CONTACT DETAILS

Albury rural
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For livestock handling, you'll find comprehensive cattle yards featuring a crush, loading ramp, and a weaning yard with water connected. Convenience is further enhanced by fuel bowzers on-site. Adding a unique touch, an underground bunker constructed from a shipping container, providing secure and versatile storage. The driveway leading up to the property is lined with charming Plane trees, leading to a classic timber rail house yard fence.

The main residence, built between 1999 and 2000, offers comfortable family living with an emphasis on natural light, highlighted by an atrium in the centre of the house. The home is thoughtful hexagonal designed. A 6KVA solar system on the house is connected to the grid, supplementing energy needs. For year-round comfort, the house features ducted reverse cycle air-conditioning and is wired for backup power via a generator. Unique stained-glass windows add character and charm throughout.

The main bedroom features a full ensuite plus a separate toilet, built-in robes, ceiling fan, and bedside lamps. 3 further bedrooms each have built-in robes, and ceiling fans. A fifth bedroom or office has a ceiling fan, and differing storage spaces.

The home also includes a full bathroom, a separate toilet, a laundry with trough and cupboards, plus two additional linen and storage cupboards for ample storage. The inviting lounge room features a ceiling fan and a Superheat woodfire, perfect for cozy evenings. The modern kitchen is well-appointed with a dishwasher, electric oven, gas cooktop with induction, rangehood, ceiling fan, pantry cupboard, and plenty of additional cupboard space.

Beyond the main house, the property offers a variety of spaces for relaxation and practical use. A double car garage with an adjoining chook or dog run. For those who enjoy entertaining, a delightful gazebo awaits or utilise the generous five-car carport. The carport provides ample room for car accommodation or outdoor entertaining when the sun sets and the party outgrows the beautifully situated gazebo which overlooks Mannus Lake. An outside toilet and storage room adjoin the outdoor area and carport for convenience

Adding to the property's unique appeal is a fully self-contained, domed bungalow. Offering ideal guest accommodation, private retreat or income potential with Air BnB.

A bulk Elgas tank ensures a reliable gas supply, and the garden is adorned with various ornaments, enhancing its appeal.

This exceptional property truly offers the best of rural living, combining functional farm infrastructure with comfortable residential amenities and breathtaking views.

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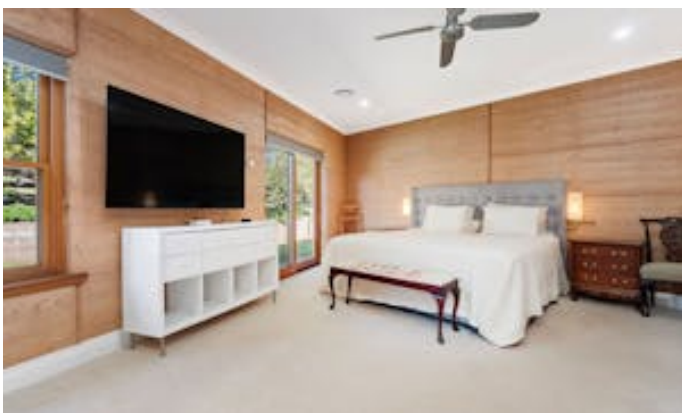
- Bedrooms: 5
- Bathrooms: 2

HOMESTEAD

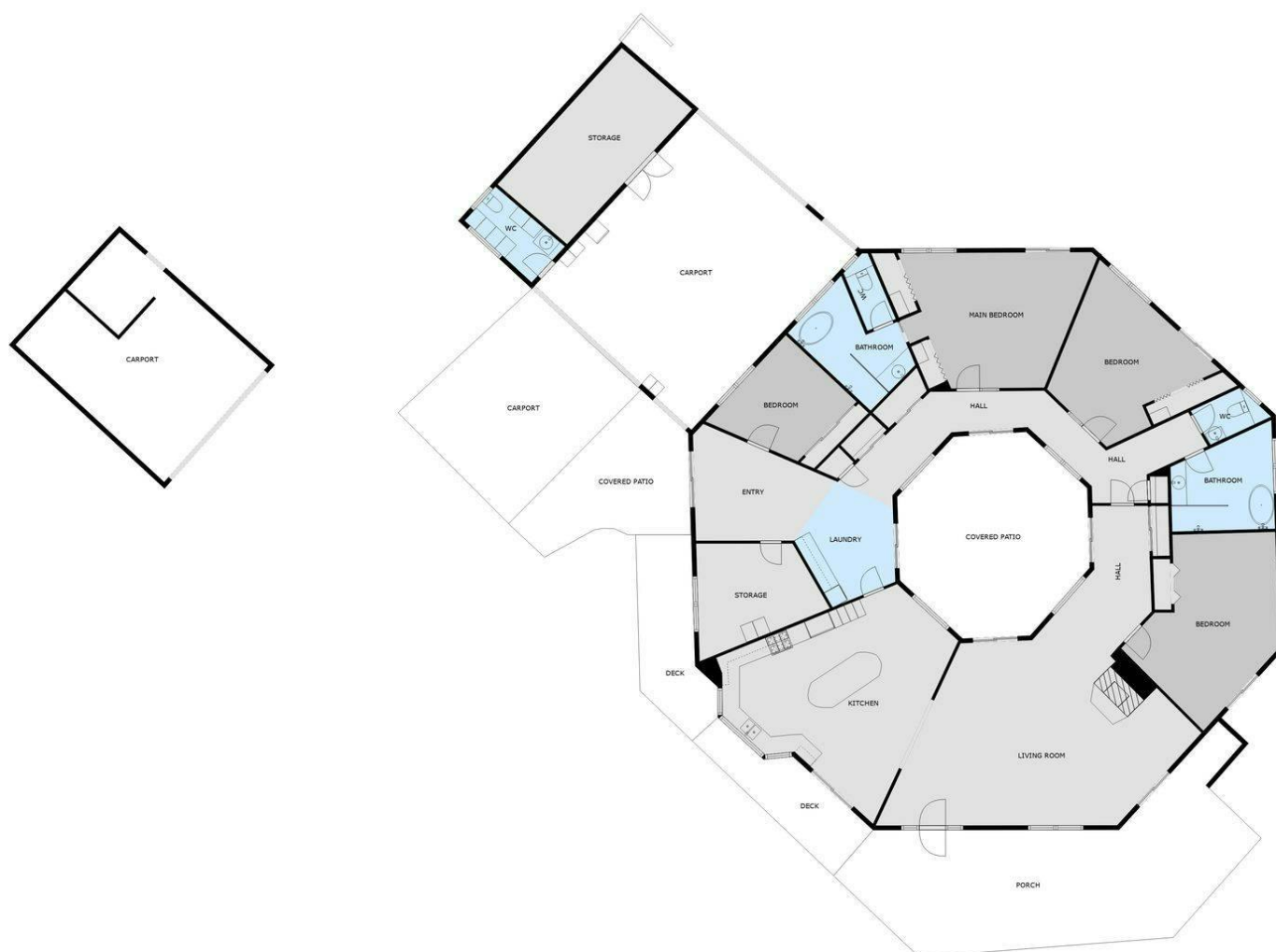
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY