



158 East Gilmore Road, TUMUT, NSW 2720

Rare acreage with Gilmore Creek Frontage

30.02 hectares, 74.18 acres

30.02ha | 74.14Ac (Approx)

Perfectly positioned just 10 minutes from Tumut, 70 minutes from Wagga Wagga and around 4 hours from Sydney, this rare small acreage offers both convenience and opportunity. It's an ideal lifestyle block in a tightly held part of the Gilmore Valley, where fertile creek flats and reliable water combine to create endless possibilities for its next custodian.

With an average annual rainfall of 30 inches, water security is assured. The property enjoys approximately one kilometre of Gilmore Creek frontage, with this permanent water running through highly productive alluvial flats, plus a reliable spring fed dam, the property is well supported for year-round grazing and farming enterprises. This natural asset base also makes the land well suited to a variety of agricultural pursuits.

Practical improvements are already in place, including a hay shed and functional cattle yards, while the subdivision into six paddocks provides excellent rotation options for livestock management. These features mean the property is ready for immediate use,

TYPE: Auction

INTERNET ID: 300P186803

AUCTION DETAILS

10:00am, Friday November 7th, 2025

CONTACT DETAILS

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Lauren Roche

yet it also offers scope to expand and diversify.

Adding to its appeal is a building entitlement - allowing you to design and build your dream home overlooking the creek or nestled into the flats. With views across the Gilmore Valley, the location is equally suited to a contemporary rural residence, a classic homestead, or even a weekend retreat to escape the city.

Tumut itself is a thriving and well-resourced regional town, offering quality schools, medical services, shopping, sporting facilities and all the essential amenities needed for families and rural enterprises.

The fertile creek flats also offer potential for more intensive development. A horticultural enterprise such as market gardens, orchards or vineyards could thrive here. Alternatively, the land is equally suited to equestrian use - a horse enthusiast could create an arena and stables, making the most of the lush pastures for grazing.

Whether you're seeking to expand an existing grazing operation, start a boutique agricultural venture, or simply enjoy the lifestyle benefits of rural living on productive land, this property brings together the key ingredients: extensive creek frontage, reliable natural resources, sound infrastructure, and the freedom to create your own vision.

Opportunities of this quality and scale, so close to Tumut, are increasingly hard to find.

** Property was previously advertised as 151 East Gilmore Rd, however, the address has been updated by Snowy Valleys Council and is now 158 East Gilmore Rd.

- Land Area 30.02 hectares



