



65 Methodist Road, BUNGOWANNAH, NSW 2640

Blue-Ribbon Grazing Property with Renovated 1920s Homestead

54.10 hectares, 133.68 acres

Set across approximately 133.68 acres, Wattle Grove combines quality farming infrastructure with a freshly renovated period home, creating the perfect balance of lifestyle and productivity. The land offers excellent feed throughout all paddocks and is supported by reliable water and new improvements, well set up for livestock.

Located 19kms from Albury's CBD and 15kms from Howlong NSW, 65 Methodist Rd is perfect for those seeking the rural lifestyle with the availability of living in close proximity to town with sealed road frontage.

The farm is equipped with new covered ProWay cattle yards, two licensed stock and domestic bores, one fully equipped - solar powered and fed to troughs in every paddock across the property, along with cattle grid access to each paddock for ease of movement. All fencing with the exception of neighbouring farms has been renewed and in excellent condition, with full electric support. High production improved pastures, quality loam soils, very good fertiliser & Lime history, currently running 70-80 Steers.

TYPE: Auction

INTERNET ID: 300P187192

AUCTION DETAILS

1:00pm, Tuesday November 18th, 2025

CONTACT DETAILS

Albury rural
297 Schubach Street
Albury, NSW
02 6021 3355

David Gittoes
0409 362 722

Practical shedding is in place with both a machinery shed, additional storage shed and hay shed, while three rainwater tanks, a new septic system, and power upgrades service the property. Rainwater supply fed to the home, adding further reliability to everyday living.

The 1920s homestead has been thoughtfully renovated to highlight its character while offering modern comforts. Featuring three bedrooms and two bathrooms, including a private ensuite, the home has been styled with new wooden flooring through the kitchen, meals, living, and study areas, while the original polished boards remain in the hallway and bedrooms, preserving the home's heritage feel. The original ceilings add charm, complemented by hydronic gas heating, evaporative cooling, and two wood heaters, one in the main living space and another in the largest bedroom, the bathroom includes the luxury of heated flooring, making it comfortable in the cooler months.

The home is framed by wide verandahs front and back, offering the perfect spaces to enjoy rural views and fresh country air.

This is a property where modern practicality meets historic charm, ideal for those seeking a productive farm with a welcoming home already established.

Contact agents for inspections and more information

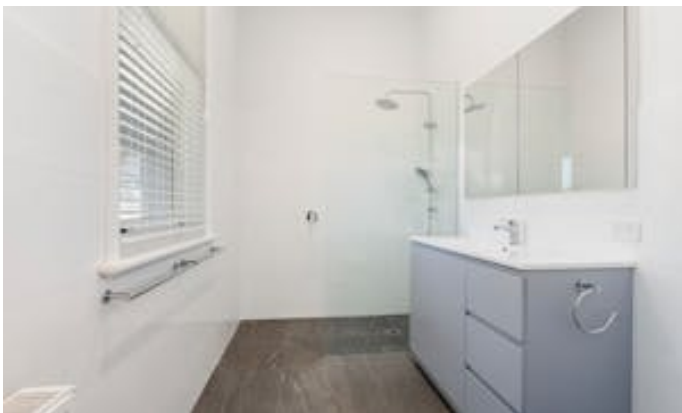
David Gittoes 0409 362 722

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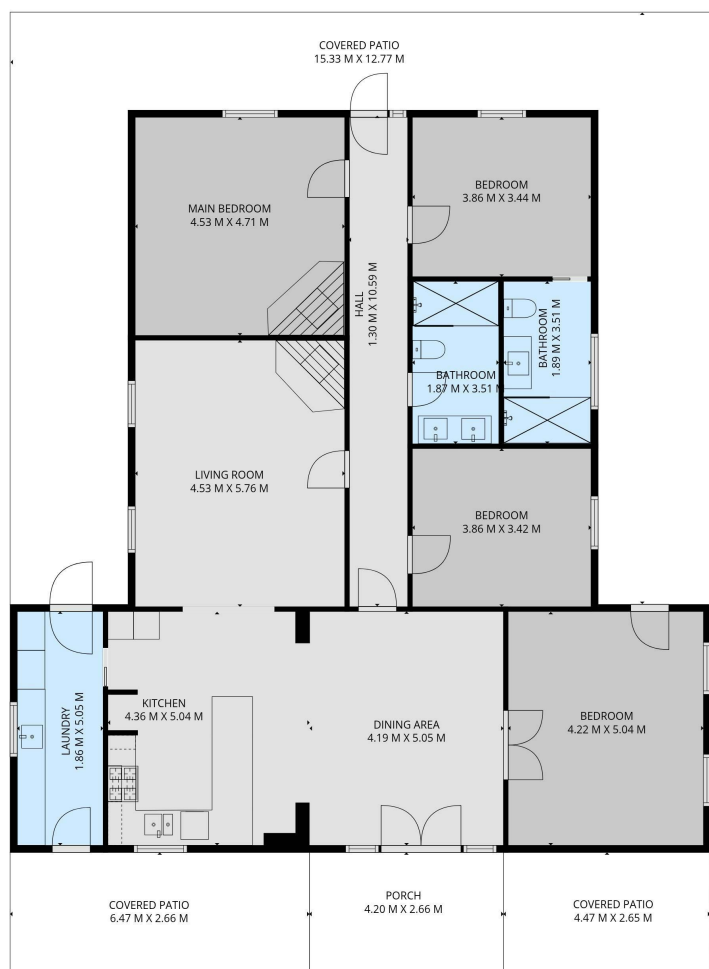
- Land Area 54.1 hectares











TOTAL: 180 m2

FLOOR 1: 180 m2

EXCLUDED AREAS: COVERED PATIO: 117 m2, PORCH: 11 m2, WALLS: 9 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY