



## 119 Stevens Weir Road, DENILIKUIN, NSW 2710

EDWARD RIVER LIVESTOCK & LIFESTYLE PROPERTY 244.3Ha / 603.6Ac\*

**244.00 hectares, 602.92 acres**

Comprising of 244.3 hectares\* or 603.6 acres\*, 'Tarrabee' offers an enviable blend of lifestyle and rural opportunity, with over 3 kilometres\* of Edward River frontage to its north, and 1.5 kilometres\* of Colligen Creek frontage located along its southern boundary.

Situated just 22km\* north-west of Deniliquin, the holding presents a combination of peaceful seclusion and productive farmland currently utilised for livestock breeding and fattening.

The country presents native pasture with timbered shelter belts and creek lines creating excellent cover and shelter for livestock. The owners are currently running 30 angus cows and calves with the ability to run additional numbers in more favourable seasons.

Positioned on a sandy rise overlooking the Edward River, the 2 to 3-bedroom weatherboard home captures the essence of a country escape. With timber decked verandas, slow combustion heating, refrigerated air conditioning, electric stove & hot

**TYPE:** Auction

**INTERNET ID:** 300P188852

### AUCTION DETAILS

11:00am, Saturday January 17th, 2026

### CONTACT DETAILS

**Elders Deniliquin**

351 Albert Street  
Deniliquin, NSW  
03 5890 5100

**Matt Horne**  
0409 355 733

water service, and adjoining carport, the home offers all the basic living requirements. Water supply to the home is via multiple freshwater tanks, in addition to a stock and domestic river pump.

Shedding on the property consists of a 18x10m\* secure shed workshop with concrete floor, power and lighting, whilst livestock facilities include a set of steel and timber cattle yards complete with vet crush and new Red River LoadMaster loading ramp.

With its extensive water frontages and timbered creek lines, 'Tarrabee' is the ideal property for those seeking a fishing, camping, or tree-change lifestyle, whilst still having productive agricultural capabilities.

Key Features:

- 244.3 Hectares or 603.6 Acres\* of freehold land with extensive river and creek frontages
- Modest weatherboard home with sizable front veranda, slow-combustion heating, and refrigerated air conditioning
- Working improvements include a secure shed workshop with power, lighting, and concrete floor, in addition to a sizable set of cattle yards
- Reliable breeding, backgrounding, and fattening country with excellent shelter and fresh flowing stock water via regulated river and creek systems
- A private and picturesque holding situated just 22 kilometres from Deniliquin via predominantly sealed roads

'Tarrabee' Deniliquin NSW â## A rarely available Edward River holding offering the perfect mix of lifestyle, land and location!

For more information or to arrange a property inspection contact: Matt Horne 0409 355 733, Claire Parks 0491 793 480 or Elders Real Estate Deniliquin 03 5881 0600.

\*Denotes: approximate

AUCTION: Saturday 17th of January 2026, 11.00am Onsite.

Sale terms include a 10% deposit, 42/60-day contract period with vacant possession upon settlement.

- Land Area 244 hectares
- Bedrooms: 2
- Bathrooms: 1

## HOMESTEAD

Bedrooms	2
Bathrooms	1















