



"Roman Ville" 600 Moonee Swamp Road, DENILIQVIN, NSW 2710

Premium Rural Living with Exceptional Infrastructure - 103.8Ha / 256.5Ac

- Beautifully presented 4 bedroom, 2 bathroom brick veneer home featuring multiple living rooms, office, ducted reverse cycle system, premium kitchen, spacious bedrooms with built in robes and ceiling fans, quality flooring, window furnishings and fixtures throughout, 3x toilets, large enclosed alfresco area, double garage, 8kw solar system, and 1x 5,000 gallon (approx.) concrete water tank
- Established lawns and gardens with computerised reticulation system and fixed garden art, large inground mineral pool, horse stables, adjoining laydown yard/small paddock with three phase power available
- Substantial shedding including 2x 60x30ft machinery sheds; one comprising a workshop bay with power, lighting and concrete floor, 4x plumbed water tanks (2x 5,000 & 2x 7000 gallon) providing water to the home, 2 stand shearing shed with adjoining yards
- Full farm irrigation design with 56 hectares of laser levelled irrigation and scope for a further 32 hectares of development. The irrigation is complimented by a recycle system with 2x holding dams, a 6" KB Engineering pump with Lister Petter 2-cylinder diesel

TYPE: For Sale

INTERNET ID: 300P198877

SALE DETAILS

EXPRESSON OF INTEREST

CONTACT DETAILS

Elders Deniliquin
351 Albert Street
Deniliquin, NSW
03 5890 5100

Matt Horne
0409 355 733

engine, and access to MIL district drainage

- Secure water supply via Murray Irrigation Limited (MIL) with 4 MIL Water Entitlements, 209 MIL Delivery entitlements, 1x large irrigation delivery outlet, and a stock and domestic connection/pipeline
- Fenced into 6 main paddocks with highly productive soil types, a recent soil amelioration program consisting of 101 tonnes of lime and 44 tonnes of gypsum spread (variable rate) in 2026 following a Precision Ag soil survey, 220 tonnes of gypsum spread in 2024 (2.5t/ha blanket rate)
- Included in the sale is 90 hectares of Maximus barley sown at 80kg/ha seed on the irrigation country, 55kg/ha on the dryland, and 80kg/ha DAP fertiliser. In season fertiliser program consisting of 100kg/ha SOA/Urea blend broadcast on the 19/06/2026
- Conveniently located just 6km northeast of Deniliquin North, 10km from the Deniliquin CBD via sealed roads
- Ideal for beef, lamb, goat, cereal, fodder production, horses or numerous recreational pursuits
- A rarely available opportunity to secure a small farm with exceptional building and working improvements

For Sale by Expression of Interest

Closing: Thursday 13th August 2026, 12.00pm midday

For further details or to arrange a property inspection, please contact Matt Horne on 0409 355 733 or the Elders Deniliquin office on 03 5881 0600.

- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2







