



## 575 Woodville Road, CROOKWELL, NSW 2583

"Oak Park" Crookwell

**275.19 hectares, 679.99 acres**

"Oak Park" is a productive holding in the tightly held Crookwell district of the Southern Tablelands.

Key features:-

- Total area 680 acres or 275 hectares
- Crookwell 21km. Goulburn 50 min. Canberra 1.5 hrs. Sydney under 3 hrs.
- Suited to prime lambs and beef cattle with some farming
- Undulating low hills, productive loam soils plus heavy river loams.
- Quality pastures including rye, clovers and native grasses plus river phalaris
- Watered by the permanent Crookwell river boasting over 3kms of frontage and including 1km of double frontage plus 9 dams.

**TYPE:** Sold

**INTERNET ID:** 300P73427

### AUCTION DETAILS

6:00pm, Thursday  
November 3rd, 2022

### CONTACT DETAILS

**Elders Real Estate**  
88 Hume Street  
Goulburn, NSW  
02 4824 4466

**Ray Croker**  
0427 118 600

- Well fenced and divided into 8 main paddocks.
  - Structures include a 2 stand shearing shed with sheep yards, 5 bay machinery shed, hay shed, cattle yards, second set of sheep yards, 30 tonne silo, older cottage with power.
  - Ranch style homestead, 4 bedrooms, main with ensuite, walk in robe, eureka fireplace, modern kitchen, lounge, dinning, outdoor entertaining area, office area, R/C air unit, 115000 litres rain storage, 2 x double garages, above ground swimming pool
- Land Area 275.186237 hectares
  - Bedrooms: 4
  - Bathrooms: 2

## HOMESTEAD

Bedrooms	4
Bathrooms	2







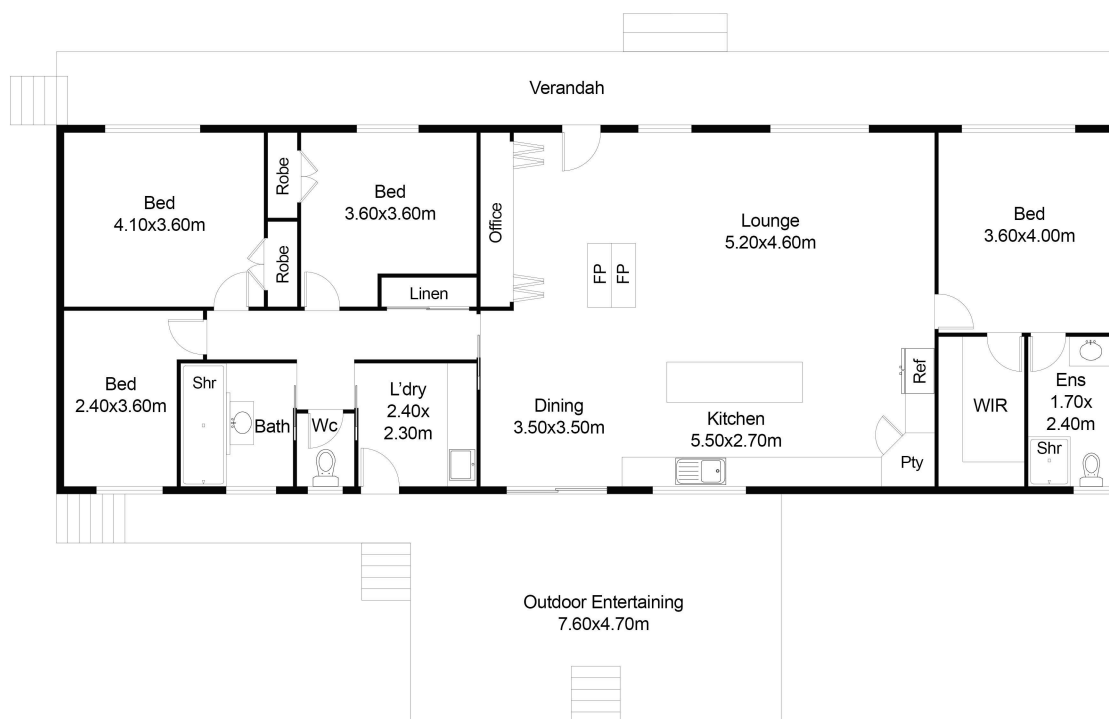












FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

575 Woodville Road, Binda