

## 616 New Buildings Road, WYNDHAM, NSW 2550

### THE COMPLETE HOBBY FARM

If you've been searching for the ultimate lifestyle property that offers exceptional productivity, outstanding infrastructure and a picturesque creek frontage - your search ends here. This remarkable 87.82ha (216.9 acre) holding is quite simply one of the most complete acreage properties to come onto the market.

Featuring predominantly cleared, clean grazing country with 8 hectares of irrigation, the property is thoughtfully divided into 10 well-fenced paddocks, serviced by a stock laneway system, 10 dams, bore, pumps, water tanks and four small water allocations, ensuring an abundant and reliable water supply year round.

The comfortable four bedroom, two bathroom residence is perfectly positioned to overlook the property and is complemented by a double carport, undercover outdoor BBQ and entertaining area and everything required for relaxed country living.

Infrastructure is second to none, including a substantial garage/workshop complete with cool room and butcher's shop, undercover stockyards with power and shearing stand, hay shed, machinery shed, chook yards and quality fencing throughout. Every aspect of the property has been designed with practicality and ease of operation in mind.

**TYPE:** For Sale

**INTERNET ID:** 78P1374

#### SALE DETAILS

**\$1,499,000**

#### CONTACT DETAILS

**Elders Real Estate Bega**  
Shop 3/248 Carp Street  
Bega, NSW  
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**David Armstrong**  
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One of the property's true highlights is the kilometres of frontage to the beautiful Mataganah Creek, offering crystal clear swimming holes, an abundance of water and a stunning natural backdrop that is rarely found on a holding of this size.

Located just 8 minutes from the welcoming village of Wyndham, this outstanding property successfully combines productive agriculture with an enviable rural lifestyle.

Properties offering this level of presentation, infrastructure, water security and natural beauty are exceptionally rare. This is, without doubt, one of the most complete small farms you'll have the opportunity to inspect.

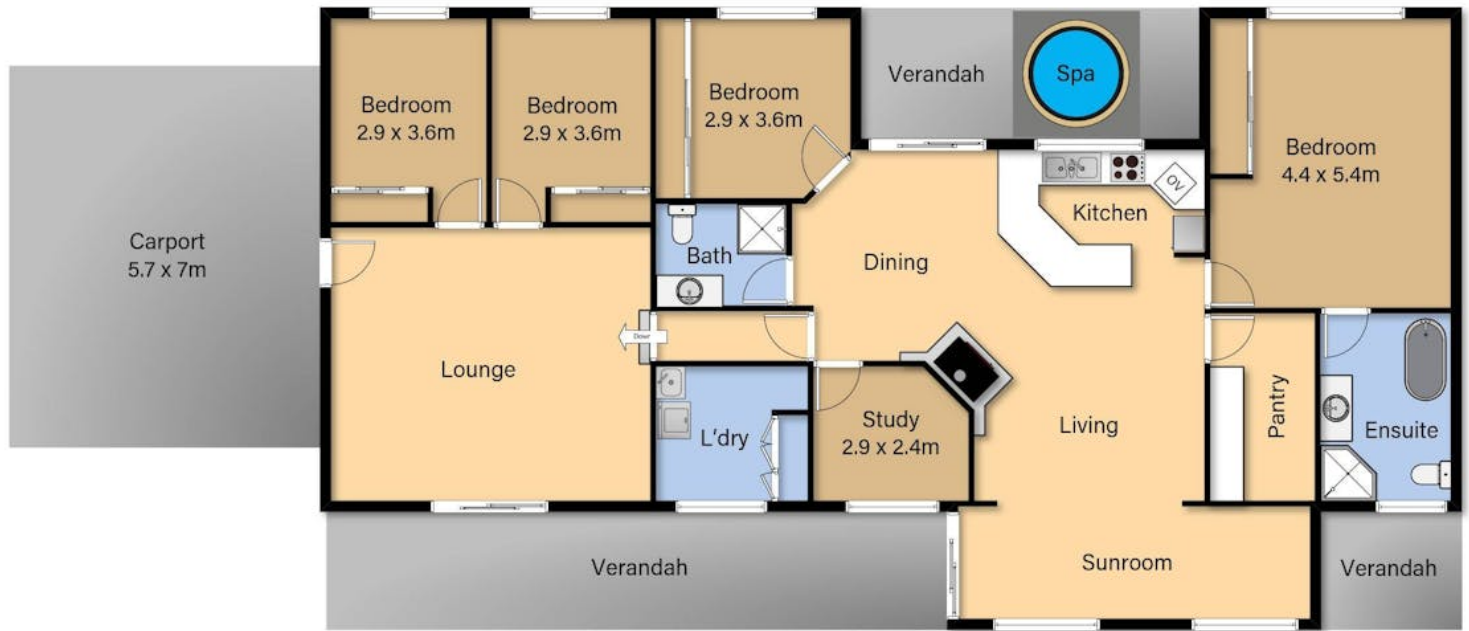
- Land Area 216.9 acres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage











4½ 2 2

Scale is indicative, measurements are approximate and should be used as a guide only. This plan is for marketing purposes only and should not be relied upon for valuation, construction, or renovation.

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Wyndham

