



50R Old Mendooran Road, DUBBO, NSW 2830

"CADAGI" - A HIGHLY IMPROVED SMALL RURAL HOLDING

Versatile rural holding with Talbragar River and Scrubby Creek frontage, comprising 34.38 hectares, situated on an all weather bitumen sealed road, close to town. Fenced into 16 paddocks with reticulated water, improvements include a spacious light filled fully renovated 2 bedroom brick veneer home with sun room (3rd bedroom option) and open plan living spaces, modern kitchen, new 3-way bathroom, a timber deck & covered open veranda overlooking established gardens, ideal for outdoor entertaining. Ancillary improvements include garage/workshop/machinery shed with power, lights and skillion, stable complex with 2 stables with power lights and skillion, feed room, tack room, hay and machinery storage areas, horse wash bay, steel round yard and full size dressage arena. The property has an excellent water supply with Riparian rights to the Talbragar River plus 24,000 gallons of rain water storage and 2 large dams.

A property with amazing potential with high quality improvements, ideally suited to horse lovers and a variety of other rural activities and enterprises.

Other features: Built-In Wardrobes, Close to Transport, Garden, Secure Parking, Formal Lounge, Terrace/Balcony

- Land Area 34.38 hectares
- Building Area: 164.00 square metres

TYPE: Sold

INTERNET ID: 8540996

SALE DETAILS

Buyers' Range
\$610,000-\$625,000

CONTACT DETAILS

Elders Real Estate
36 Wingewarra Street
Dubbo, NSW
02 6881 7800

Graeme Stapleton
0427 822 805

- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Double carport
- Air Conditioning











Please note this floor plan is not to scale and is for illustrative purposes only.