



## 1583 Mid Western Highway, EVANS PLAINS, NSW 2795

'Burranuk' - Large Acres on the Edge of Bathurst

**310.07 hectares, 766.18 acres**

Comprising of 310.1\*ha (766.2\*acres), 'Burranuk' is a large parcel of land offering a mix of lifestyle, grazing & recreation conveniently located 15\*minutes from Bathurst and 3\* hours from Sydney CBD. The property features frontage to the Evans Plains creek, a balanced mix of open grazing country and native timbered country with spectacular views. This is a rare opportunity to secure country close to this growing city.

- 310.1\* hectares (766.2\*acres) of rolling granite country
- The four-bedroom, two-bathroom home has been built with iron, featuring a 213 square internal area, 427 square total roof area. House runs on 4kw solar power, with back-up diesel generator. Mains electricity is available on the property.
- Hot water is supplied by two solar hot water systems with boosters.
- The home also features a veranda and ground floor workshop.
- Excellent water with frontage to Evans Plains Creek, a mains power pump provides water to a reticulated water system under a water licence.

**TYPE:** Sold

**INTERNET ID:** L14791691

**SALE DETAILS**

**\$1,250,000**

**CONTACT DETAILS**

**Elders Emms Mooney**

152 William Street

Bathurst, NSW

02 6331 0744

**Hugh Gooding**

0439000639

- Multiple springs that feed six stock water dams.
- Water storage includes one 100,000 litre steel rainwater tank at the house.
- Three concrete tanks store of 320,000 litres in total, pumped from the Evans Plains creek for the reticulated water system.
- Timber cattle yards with steel loading ramp, no cattle crush.
- Two accesses off the highway with connecting internal road
- Undulating terrain with magnificent views

If you are looking for a rural lifestyle change or expanding the family farm, don't miss this opportunity to inspect 'Burranuk'. Please contact the agents for further information or to book and inspection.

Inspections: Please contact agent to book private inspections.

Information Memorandum: Available in electronic or hard copy.

Land Size: 310.1\*ha (766.2\*acres)

#### Agents

Hugh Gooding | 0439 000 639

Stewart Murphy | 0427 363 118

**\*\* Disclaimer:** All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.

- Land Area 310.070139 hectares
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

Bedrooms	4
Bathrooms	2



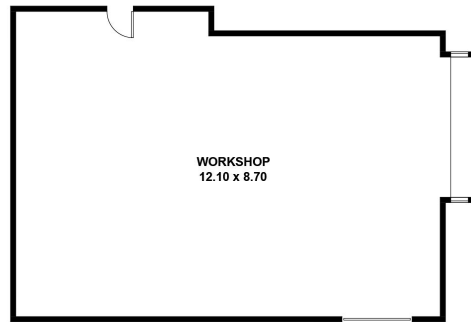




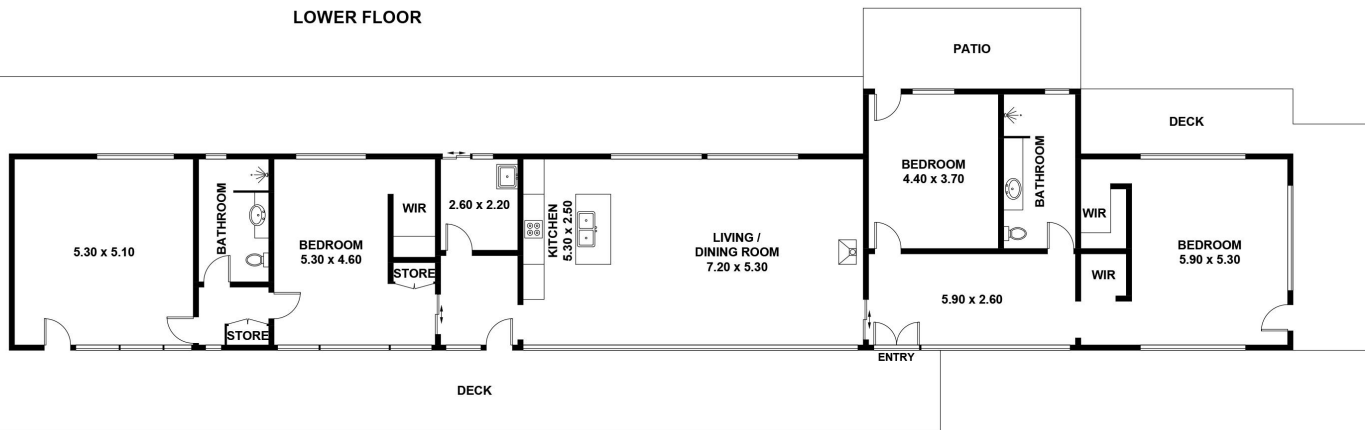








LOWER FLOOR



GROUND FLOOR



**BURRANUK**

1583 MID WESTERN HWY, EVANS PLAINS  
APPROXIMATE GROSS INTERNAL AREA = 308.2 SQ M  
(INCLUDING WORKSHOP)

This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Emms Mooney