



548 Emu Swamp Road, ORANGE, NSW 2800

Discover the Perfect Blend of Location, Production, and Tranquillity in One Place

107.50 hectares, 265.63 acres

The property "Willunga" is located in the Emu Swamp area just east of Orange, New South Wales. It spans over 107.5 hectares and is well-suited for a rural lifestyle. Here are some key features of the property:

Willunga is situated 12 kilometers east of Orange's central business district, making it conveniently located. Sydney CBD is a manageable 245 kilometre drive.

The property features an architecturally designed solar passive home with 3 bedrooms, 2 bathrooms, a study, and modern amenities. The house is energy-efficient with double-glazed windows, underfloor heating in bathrooms and laundry, and a combination of wood fire and split-system heating and cooling. It has open-plan living areas, a functional kitchen, and an outdoor deck for entertaining. The landscaped garden is designed by a local architect, and the home is supplied with water from two 7500-gallon rainwater tanks.

Willunga has practical infrastructure, including steel cattle yards with a loading ramp, crush, and holding/working yards. A bore on the property supplies water to the garden

TYPE: Sold

INTERNET ID: L25052121

SALE DETAILS

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and a reticulated water trough system. Emu Swamp Creek, a permanent water source, crosses the eastern part of the property, and there are five dams strategically located around the property.

The property is held on two titles, Lot 214 in DP1048774 and Lot 1 in DP 1204622. The total area of the holding is 107.5 hectares, and it has access from both Emu Swamp Road and Johns Lane.

In summary, "Willunga" is a well-appointed rural property in the Emu Swamp area, offering a comfortable homestead, practical infrastructure, fertile land, and a history of cattle farming and stud operations.

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 107.5 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

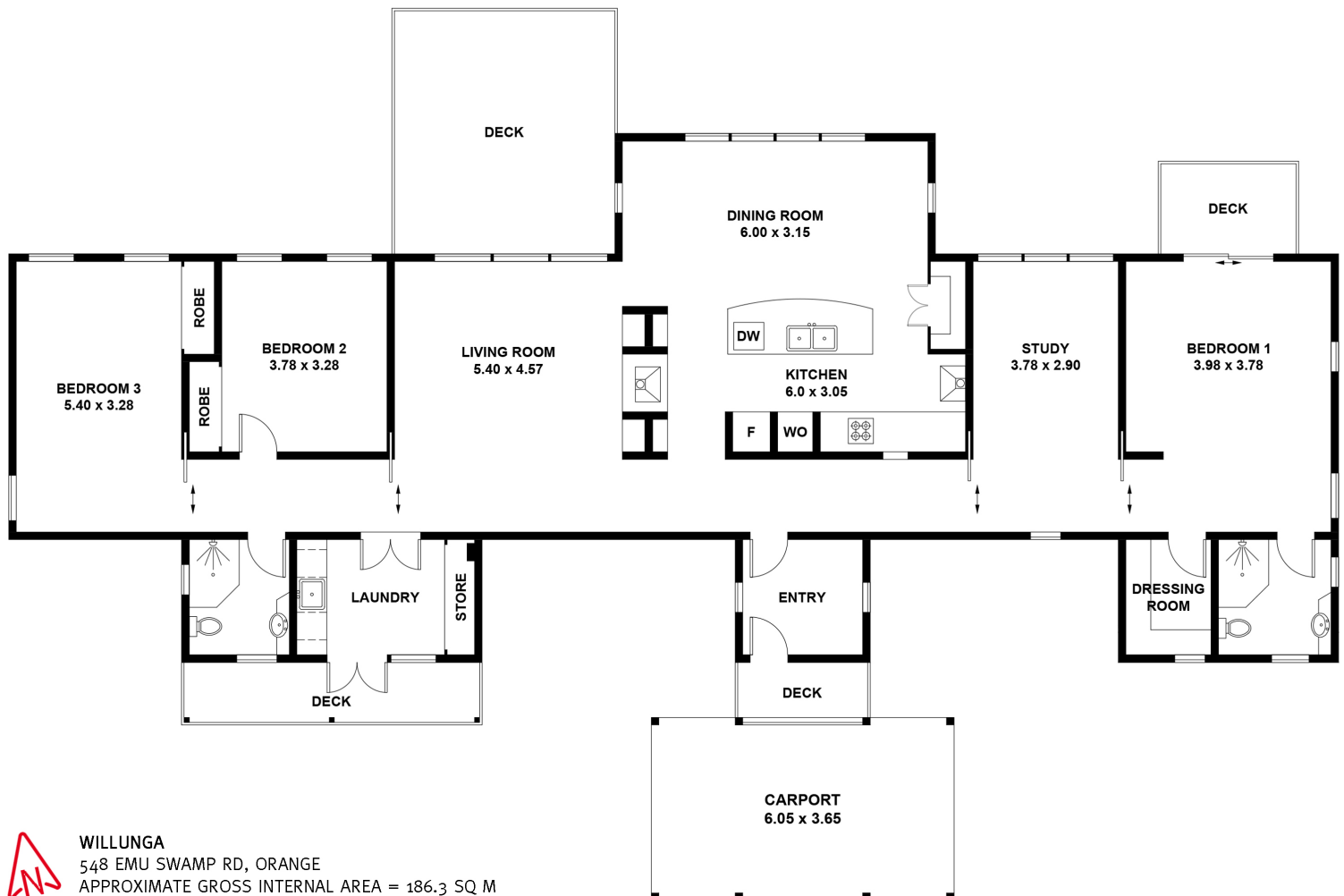
Bedrooms	3
Bathrooms	2











WILLUNGA
548 EMU SWAMP RD, ORANGE
APPROXIMATE GROSS INTERNAL AREA = 186.3 SQ M

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