



2585 Burraga Road, BURRAGA, NSW 2795

BLEAU CLERE

16.19 hectares, 40.00 acres

Approximately 40* acres high quality, high rainfall, high country acres just a short drive from Burraga and only 235*km from the Sydney CBD â€¦ Does this sound like you?

'Bleau Clere' embodies the best of the Burraga area.

- Approximately 40* fertile acres.
- Situated at approximately 900 metres above sea level, 'Bleau Clere' enjoys good annual rainfall along with four distinct seasons featuring cool summers and occasional winter snowfalls.
- Subdivided into 2 main paddocks with ring lock fencing.
- 'Bleau Clere' boasts clean and fertile paddocks that show the benefits of a long and regular history of spray and fertilizer regimen.
- Quality pastures for fattening livestock.

TYPE: For Sale

INTERNET ID: L35828769

SALE DETAILS

\$675,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

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Matthew Howle

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- Stock water provided by a dam and access to Buckburrage Creek which runs through the property.
- A 15*m x 10* machinery shed and a 15*m x 13*m hay shed
- Easy access bitumen road frontage.
- Approximately 90% arable with pockets of native timber suitable for stock shelter and limited firewood collection.
- Basic incomplete three-bedroom homestead with power connected requires renovation.
- A high quality build, insulated one bedroom cabin with kitchen, bathroom and living area living (featuring double glazing) could be utilized while the house is being updated, or as guest accommodation.

Aspect, position, water, and fertile soils â€" 'Bleau Clere' has it all for those looking for a lifestyle property and who are prepared to bring it to its full potential! Situated 53km from thriving Oberon and 61*km from Bathurst it is hard to find a better small farm of its type. "Bleau Clere" represents an ideal opportunity to secure a small productive property in the renowned Central Tablelands region. Offered for genuine sale, don't miss this once in a lifetime opportunity to secure a quality holding.

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 16.187426 hectares
- Bedrooms: 3
- Bathrooms: 1



HOMESTEAD

Bedrooms	3
Bathrooms	1





