

130 Bussenschutts Lane, Yathella via, Wagga Wagga,



NSW 2650

Lifestyle For Sale

Tuesday, 28 May 2024

130 Bussenschutts Lane, Yathella via, Wagga Wagga, NSW 2650

Bedrooms: 6

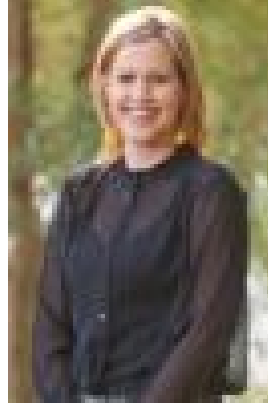
Bathrooms: 2

Area: 23 m2

Type: Lifestyle



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For Genuine Sale

Ray White Rural Wagga Wagga is pleased to present to market Karajini of Yathella, via Wagga Wagga, an outstanding lifestyle property set in an elevated position with panoramic views over surrounding farmland, only 10 min* from Charles Sturt University and 20 min* from Wagga Wagga CBD. Karajini (The property) boasts a commanding elevated multi level brick residence surrounded by established gardens and productive landscape, all of which provide desirable elements of your new lifestyle estate. Thoughtfully designed with the family in mind, the home has space and lots of it with formal lounge and dining areas, meals area, family room and a well designed chef's kitchen with walk in pantry which flows seamlessly to an outside northerly facing, sun lit, al fresco breakfast area. Comprising of an impressive 23.94ha* (59ac*), the property has been developed to provide various streams of income through specialist breeding facilities, livestock trading/breeding and opportunity cropping. Outside storage is in abundance with multiple sheds that are capable of being converted to office space or possible accommodation (STCA). With close proximity to the city of Wagga Wagga, the family can still enjoy the peaceful surrounds of rural living whilst also enjoying a short drive to the many lifestyle activities that region provides.

THE OPPORTUNITY

- Commanding 6 bedroom brick home, large verandah, reverse cycle air conditioning, evaporative cooling,
- Wood heating, town water & solar (offset back to grid)
- Established gardens, raised vegetable gardens, expansive lawns, fruit trees
- Impressive 23.94ha* (59 acres*) of fertile productive farmland which all is easterly facing providing panoramic views
- Woolshed and additional auxiliary shedding one being stables
- 20 min* North of Wagga Wagga
- 10 min from Charles Sturt University
- Rural lifestyle with real productivity

This is a fantastic rural lifestyle property, and an opportunity that should not be missed. Inspections are by appointment only, please contact the selling agents: Geoff Palmer - 0437 892 522 | Cassie Sheahan - 0409 032 712 Ray White Rural - Wagga Wagga Please note:

* Approx