

133R Narromine Road, Dubbo, NSW 2830



Sold Lifestyle

Wednesday, 16 August 2023

133R Narromine Road, Dubbo, NSW 2830

Bedrooms: 2

Bathrooms: 1

Area: 32 m2

Type: Lifestyle



Peter Dwyer
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Contact agent

133R Narromine Road is a productive parcel of alluvial Macquarie River country. Although the property doesn't front the river, the country is adjacent and is genuine river country. The improvements are modest, however the position of the property and the quality of the soils would make it a desirable property to own. Situated 14km West of Dubbo, with frontage to the Mitchell Highway. The country is undulating, of heavy river loam soils, most of which is arable. Magnificent stands of River Red Gums are a feature of the property and testament to the quality of the country. Fencing is mainly hinge joint construction in the 7 paddocks which include laneways. Water is supplied by one dam and an electrically equipped well. This well pumps to tanks that supply troughs in the paddocks and areas around the home and sheds. Pastures of clover and native grasses. Improvements include a modest, two bedroom brick veneer home. Kitchen with electric stove and tile floor. Living area with fireplace. Both bedrooms have built-in robes, one has a window air-conditioner, one has a ceiling fan. Bathroom with shower and bath. Laundry. Front and rear verandahs. 22,500 litre rainwater tank. 2 car garage. Working improvements include a steel framed machinery shed/workshop with concrete floor in the workshop area, power and 22,500 litre rainwater tank; machinery shed/hay/grain shed; steel cattle yards with head bail and double loading ramp. A quality parcel of productive country awaiting a makeover by the new enthusiastic owner. An opportunity not to be missed. Property being offered to finalise an estate. Auction 11am 30th August 2023 at Western Plains Cultural Centre, Dubbo. Inspections by Appointment. Contact Peter Dwyer 0418 266 523 or Graham Anderson 0428 253 162.