

136 Bullecourt Rd, Corowa, NSW 2646



Livestock For Sale

Thursday, 4 January 2024

136 Bullecourt Rd, Corowa, NSW 2646

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 36 m2

Type: Livestock



Brian OShea

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FOR SALE BY TENDER

Presenting the rare opportunity to acquire substantial acreage zoned RU1 Primary Production, ideal for livestock grazing, a mere 3km to Corowa Business District and all the town's facilities. 'Ellerslie' includes a large homestead comprising 4 bedrooms, sleepout and office/study, 2 bathrooms, kitchen with walk-in pantry, dining room and 2 lounges with open fireplaces, while a cool room offers extensive cold storage. Encompassing approximately 36.02 hectares of land, 'Ellerslie' is divided into 5 paddocks with fencing ranging from adequate to good to excellent order. Water is plentiful with 2 dams, 4 water tanks plus a stock & domestic bore at 150m depth with a 3 phase pump. Average annual rainfall of approximately 547mm ensures the dams and tanks remain well stocked year round. Improvements include a 30m x 8m machinery shed with 3 phase power and concrete floor, 9 bay open machinery shed, 2 bay hay shed, grain barn, overhead fuel tank, powered 4 car garage/workshop with concrete floor, older single car garage, pump shed, 2.5 Nelson silos and cattle yards with crush. With its size, premium location and range of features and improvements, 'Ellerslie' is the perfect property for those looking for their first farm, as an add-on block or for farmers wanting to downsize from larger holdings. Contact Brian for your private and time friendly inspections. FOR SALE BY TENDER CLOSING 16 FEBRUARY 2024 UNLESS SOLD PRIOR Disclaimer: All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details. Property Code: 2435