

**154 Winchester Lane, Table Top, NSW 2640**

**Residential Land For Sale**

Tuesday, 23 April 2024

154 Winchester Lane, Table Top, NSW 2640

Area: 46 m2

Type: Residential Land



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## **Expressions Of Interest Close 16th May at 12noon**

This property offers a unique blend of rural lifestyle and potential. For over 20 years, the property was leased to the Clay Target Club, and now there's an opportunity to purchase the property as the lease has ended. Located approximately 20 km from Albury CBD and 24 km from Wodonga CBD the opportunities to the buyer are endless. The land features rolling terrain, mature shade trees, and dams for watering livestock. The pasture is abundant and native, ready for renovation and conversion into a high-production parcel. The main building, known as the clubhouse, is a substantial brick veneer structure with all utilities connected. It includes a functional kitchen, bar, office space, outdoor bar area, and a large front veranda. There's also a separate toilet block, storage sheds, and other structures related to the clay target operation. The surroundings are well-established and low-maintenance, with various sitting areas and picnic spots. Water resources include ample rainwater storage and dams for stock and domestic use. The fencing is in good condition, with limited subdivisional fencing. All planning and development inquiries should be referred to Albury City.