

# 164 Toms Lane, Wagga Wagga, NSW 2650



## Sold Other

Thursday, 9 November 2023

164 Toms Lane, Wagga Wagga, NSW 2650

Bedrooms: 5

Bathrooms: 6

Parkings: 5

Area: 68 m2

Type: Other



Sally Douglas

0428826645

## Contact agent

Alluring and functional Yirribee Homestead at Wagga Wagga on 68.8 hectares of land, is where a private paradise has been created. Majestic river redgums feature on the rich alluvial Murrumbidgee river flats. The property is set up for irrigation with a licenced ground water bore, Wagga Wagga Alluvial Ground Water source allocation, two centre pivots, four pivot pads as well as multiple portable pods. Quality stock and domestic water is sourced from a ground water bore near the homestead, that reticulates to the homestead, garden, paddocks and infrastructure. Located just north of the regional capital of southern NSW, Yirribee is 8 kilometres (12 minutes) from Wagga Wagga's city centre with all the facilities of this major regional centre. Yirribee is also a short drive (11 minutes) from excellent regional equine facilities at the Riverina Paceway, Murrumbidgee Turf Club and Charles Sturt University. From Wagga Wagga there are multiple direct daily flights to Sydney and Melbourne, as well as multiple direct flights to and from Brisbane. Yirribee has been our vendor's labour of love from a greenfields site in 1985. Yirribee boasts state of the art equine facilities including a 10 stable barn, 2 stallion stables, 21 stables with day yards, 13 walk-in shelters, 4 foal down yards with shelters, 8 horse water walker, 10 horse walker, collection barn, plus office complex with tack rooms, staff amenities, laboratory and serving area. As well there's a large workshop, machinery, feed and hay shedding, 5 silos, 835m training track and horse-friendly fencing throughout. The main residence is an impressive brick two-story homestead with five bedrooms and six bathrooms enjoying views of the property from all rooms. The home is set in a low maintenance unique riverine garden, the outdoor entertaining area is in a class of it's own with kitchen and bathroom facilities. Additional accommodation includes a self-contained flat above the office complex and night watchman's quarters. Yirribee has earned a reputation for equine breeding and racing excellence, standing stallions and breeding winners in the standardbred arena. Yirribee now awaits the next chapter with appeal to those seeking a Murrumbidgee River lifestyle environment and offers all levels of equine pursuit, breeding, spelling, pre-training, rehabilitation or racing preparation. For Sale \$5,000,000 Terms 10% deposit, balance at settlement in 42 days Inspections are by private appointment with the exclusive agents. Contact Mark Barton 0419 488 256 or Sally Douglas 0428 826 645.