

2060 Wargeila Road, Yass, NSW 2582



Mixed Farming For Sale

Friday, 5 April 2024

2060 Wargeila Road, Yass, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 126 m2

Type: Mixed Farming



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Auction 17th May 2024

Conveniently situated just 19.5km from the Hume Freeway in Yass, 'Long Yard' at 2060 Wargeila Rd offers a vibrant rural lifestyle. Boasting 126.7 hectares (313 acres) of prime grazing land, this property is a rare find in the area. It's a must-sell situation, with an on-site bore ensuring a reliable water supply. Previously operated as a profitable cattle farm, it features two fully enclosed machine sheds, steel cattle yards, and 160,000 litres of rainwater storage. The luxurious 313m² open-plan family home is less than ten years old and is designed for modern living. Featuring four bedrooms, two bathrooms, and a host of energy-efficient amenities, there's no need to renovate, simply walk in and start your new life. Enjoy low maintenance lawns and gardens with breathtaking 360-degree views. Parking is ample with space for two cars in the under roof garage plus additional sheds for storage. The property is well-fenced into 8 paddocks with internal road access for convenience in all weather conditions. Nearby amenities include major supermarkets Woolworths and ALDI, primary and secondary schools, along with the South Eastern Livestock Exchange (SELX) only 20km away. Canberra is less than an hour's drive and you can reach the city, coast, or mountains in under three hours. Acceptable Terms: • Flexible settlement period • 5% deposit (with 10% at risk) • Occupancy under license between exchange and settlement • Option to purchase equipment Due to a sudden change in the owner's circumstances, the property needs to be sold on or before Auction. It's ready for immediate purchase, offering an exceptional opportunity for those seeking a rural lifestyle with income potential. For further information, inspections, or inquiries, contact Justin Gay at 0429 795 507 or George Southwell at 02 6226 4400.