

278 Windamarra Rd, Borambola Via, Wagga Wagga, NSW 2650



Lifestyle For Sale

Friday, 1 September 2023

278 Windamarra Rd, Borambola Via, Wagga Wagga, NSW 2650

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 274 m2

Type: Lifestyle



Bob Wheeler



Tim Drum
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FOR GENUINE SALE BY EOI

Presenting "GARNDEE BIRDIN" With a magnificent north facing homestead overlooking the Murrumbidgee River, this superb lifestyle property covers 678.8 acres (274.7 hectares) and includes approximately 2 km of river frontage, enjoying breathtaking panoramic views and total privacy. The location is a 30 minute drive east of Wagga Wagga NSW, and a one hour flight from Sydney or Melbourne. This unique parcel offers an opportunity unsurpassed on the Murrumbidgee River. Starting 20 years ago with a blank canvas, the current owner began the development of this property with meticulous attention to detail and a commitment to significantly regenerate the treasured Australian bushland. The elevated position allows views from inside the homestead to capture the serenity of the river as it flows in from the north before trailing west into the afternoon sun. From the verandah you will overlook red gum forests and experience unimpeded views of the surrounding countryside; this haven was created for the occupants and nature to coexist in thoughtful harmony. The passive design elements of this spacious family home ensures residents are comfortable in all seasons: warm on a misty winter morning, and invitingly cool throughout summer. An opportunity awaits to immerse yourself in nature with the abundance of native birds and wildlife; sit quietly by the riverside to catch a glimpse of a platypus, see wombats, kangaroos and wallabies, echidna and much more. With access to your own private 'campground' paddock, invite family and friends to set up camp and enjoy a riverside bonfire in the winter months; paddle a canoe or take a swim in the summertime. With year round fishing you will enjoy catching murray cod, yellow belly, lobster, yabbies and many other local species. For horse riding enthusiasts, experience the joy of riding through the undulating paddocks and secluded areas down to the centuries old red gum forests. The outstanding stable block and olympic sized dressage arena will ensure all your equestrian needs are fully met. Motorbike riders have many options to explore, including areas to create designated dirt bike jumps and tracks. This country lifestyle opportunity could also lend itself to a Stud Farm; the potential is unlimited.

Property Specifications: The Homestead: The homestead is constructed with double brick walls, finished with 180mm Gosford sandstone exterior; it features 11.8 foot ceilings throughout and underfloor heating in the tiled living areas and all bathrooms. Four generous sized bedrooms (two with full ensuite), full family bathroom and additional powder room; all three bathrooms feature a clawfoot bathtub. Spacious kitchen with an extra-large centre island, La Canche five burner stove with dual ovens, Miele dishwasher, built in fridge & freezer unit, and walk-in pantry. Two separate living rooms. Open wood burning fireplace. Ducted reverse cycle air conditioning. Gas hot water and cooking. The household water supply is met by rainwater storage tanks with a capacity of 120,000 litres. Inclusive of the verandahs, this home comprises a total living space of 788 square metres.

The Surrounds: Four car garage. Inground concrete swimming pool (salt) 48 feet (14.5 metres). BBQ deck with wood fired pizza oven. Fully enclosed 12 bed vegetable patch (irrigated). 6 olive trees, 12 citrus trees (lemon, lime, lemonade, orange and mandarin), fig tree, several stone fruit trees (nectarine, apricot and plum), 4 bays of table grape vines. Chicken yards. Olympic sized dressage arena (20m x 60m) with built in sound speakers and a sprinkler system. Stable complex (210 square metres) and Machinery shed (155 square metres); both additional dwellings have been constructed with a 180mm Grampian stone setting, and each includes a separate powder room and water storage tank. Hay shed, silo and steel cattle yards. A Riparian water licence for domestic and livestock usage; an electric river pump feeds to storage tanks with a capacity of 720,000 litres which gravity feed to water troughs, and the irrigation requirements for the landscaped gardens. SCALE PLAN OF PADDOCK WATER SYSTEM AVAILABLE

The Land: The property is divided into 15 main paddocks each with a water trough, 12 with earth dams, and has ample capacity to hold 120 head of breeding cattle. The paddocks are all fenced, have well established tree lines, and are a mix of self-regenerating natural pasture: clover, ryegrass, oats, phalaris and native red grass ideal for baling.

Property Code: 72