

**533 Redlands Road, Corowa, NSW 2646**



**Cropping For Sale**

Saturday, 11 November 2023

533 Redlands Road, Corowa, NSW 2646

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 140 m2**

**Type: Cropping**



Andrew Bell  
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Billy Jones  
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## Expressions of Interest

Moorabinda, Corowa - 140.32 ha (346.73 acres) available as a whole or in two separate parts FOR SALE VIA EXPRESSIONS OF INTEREST - Closing Friday 15th December 2023 at 12.00pm Positioned in the heart of the Southern Riverina's prime agricultural land, setback off Redlands road only 5kms from the township of Corowa, 'Moorabinda' offers 140 hectares of land on two titles and is being offered as a whole or in 2 separate parts. PART 1 "Moorabinda Homestead" is situated on 11ha with the home and gardens. PART 2 "Moorabinda Farm" is situated on 129Ha including the farm infrastructure. Moorabinda farm land consists of red and grey loams and is currently farmed in a seasonal rotation of wheat, canola and barley with the opportunity for other winter crops, fodder production or pastures to support prime lamb, wool or beef production. The recently renovated homestead is nestled around a beautifully established garden with sweeping lawns and fragrant flowers. Circa late 1960's with a few additions, the home has just been fitted with a brand new kitchen that overlooks the dining and bar area. Also, the majority of the carpet has been removed to reveal Murray Pine flooring, ready to be polished. Subdivided into 4 paddocks with a further 2 smaller paddocks on the Homestead portion, water is reticulated around the property from the stock and domestic bore to a network of concrete troughs via a header tank. The Homestead has bore water reticulated around the garden with tanks collecting rainwater for house. Improvements include: Home\* New Kitchen, new painting throughout, plus renovated bathrooms\* 5 bedrooms, 2 bathrooms plus two large living areas\* Small study, large laundry with shower, double garage.\* Reverse cycle split A/C\* Large, landscaped garden creating a wonderful lifestyle retreat Farm\* Machinery/workshop, Hayshed\* Two stand shearing shed with yards\* Steel cattle yards with race, ramp\* Small ancillary shedding "Moorabinda" is a wonderful environment for farming, recreation and lifestyle. Situated on the banks of the mighty Murray River, the Corowa region offers a large array of activities including a river based lifestyle, fishing or water sports, shopping village, restaurants, wineries, golf courses are a short drive away and the school bus drives past the gate. An added benefit to the location of 'Moorabinda' is the close proximity to the weekly sheep sales of Corowa and weekly cattle markets of NVLX, North Barnawartha. Nearby towns and business centres include Rutherglen 20km, Yarrawonga and Mulwala 40km's with the larger regional cities of Albury/Wodonga 60kms. Please contact agents to arrange and inspection or to obtain the Information Memorandum & Contract of Sale