

701 Pretty Pine Road, Deniliquin, NSW 2710



Lifestyle For Sale

Wednesday, 12 June 2024

701 Pretty Pine Road, Deniliquin, NSW 2710

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 40 m2

Type: Lifestyle



Matt Horne

\$550,000

Elders Deniliquin present to market the property 'Killarney East', a 100-acre small farm and lifestyle opportunity situated in the Pretty Pine district just 25 kilometres northwest of the Deniliquin CBD. The property features a good standard of improvements including home and shedding and has secure water supply via Murray Irrigation Limited with scope for irrigation redevelopment if required. Features at glance: *100 acres of highly productive farmland with sealed road frontage just 7km west of the Cobb Highway and the iconic Pretty Pine Hotel *Well maintained three-bedroom hardiplank home (15sq approx.) featuring evaporative air-conditioning, slow combustion heating, split system, 5-kilowatt solar system, spacious bedrooms; master with walk in robe, kitchen with electric appliances including dishwasher, front and rear verandas, enclosed yards with low maintenance lawn and gardens, double carport, and 3x plumbed water tanks *Shedding consists of a 20x30ft (approx.) shed/workshop with concrete floor, power and lighting, a 40ft shipping container with lean-to ideal for additional storage *Secure water supply via Murray Irrigation Limited with 1x large delivery outlet, 1x unmetered stock & domestic outlet, 2x MIL Water Entitlements and 86 MIL Delivery Entitlements *Fenced into multiple paddocks including small holding paddocks/containment areas, substantial dog pens with concrete floor, and 2x fowl enclosures *Ideally suited to livestock breeding and fattening, hay production, summer and winter cropping programs, and various lifestyle and recreational pursuits *For further information or to arrange a property inspection, please contact Matt Horne 0409 355 733 or Elders Deniliquin on 0358 905 100