

**99R Goan Creek Road, Ballimore, NSW 2830**

**Raine&Horne.**

**Other For Sale**

Wednesday, 3 April 2024

99R Goan Creek Road, Ballimore, NSW 2830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 491 m2**

**Type: Other**



Stuart Rae  
0268821755



Simon Scoles  
0268821755

## AUCTION

This beautiful property, situated just outside the rural village of Ballimore, is calling out your name to make it your own. "Rob Roy" sits on the banks of the Talbragar River and offers the peace of country living combined with endless farming opportunities. With almost half of the property arable, the sale includes a 50mg Aquifer water licence and solar bore. Boasting a 3-bedroom cottage which has been partially renovated, giving you the opportunity to make the house into your dream home, lounge & dining rooms, additional sleep outs and multiple options for heating and cooling. Outside you'll find the lockable machinery shed, extensive steel cattle yards with loading ramp, vet crush & squeeze and a 60 Tonne silo in addition to the other feed silo. Other features include: \* Water availability - 3 dams, 6 water tanks, Solar bore with 50mg Aquifer water licence. \* Solar - 12 panels \* 2x double carport \* Sale is walk-in, walk-out Don't miss your chance to own a slice of paradise on the Talbragar river. Contact us today to arrange a viewing and witness the endless possibilities that this unique property has to offer.