

'Goolwa' 24 Burrawang West Road, Ootha, NSW 2875



Mixed Farming For Sale

Thursday, 9 May 2024

'Goolwa' 24 Burrawang West Road, Ootha, NSW 2875

Bedrooms: 3

Bathrooms: 1

Area: 30 m2

Type: Mixed Farming



Paddy Ward

\$550,000

Welcome to your serene countryside retreat nestled along the picturesque Goobang Creek! This charming 3-bedroom, 1-bathroom house sits proudly on over 70 acres of lush, flat land, offering an idyllic haven for those seeking space, tranquility, and rural charm. With abundant stock feed available, it's perfect for those with a passion for farming or grazing livestock. Water security is a feature with the junction of the permanent bumbergan and goobang creek located at the boundary of the property. The property features a spacious house with three comfortable bedrooms, providing ample space for family living or entertaining guests. The large machinery shed offers plenty of storage for farm equipment or workshop space, while the double garage provides convenient parking for vehicles or additional storage needs. Other features include

- Connected to power and Ootha town water.
- Large number of water tanks off machinery shed and house.
- 20 miles from Condo and less than an hour from Parkes Forbes. Four and a half hours from Canberra.
- Current NSW planning doesn't permit rural blocks of this size anymore so it is be hard to find comparable blocks.
- School bus to Condobolin from Derriwong.
- Rental yield of approx \$250/week
- Adjacent to the Yarrabandai Creek Homestead - accommodation, wedding, conference, and event space

Call Paddy Ward for an inspection