

# "Letter Creek" 1252 Barry Way, Moonbah, NSW 2627

## Sold Lifestyle

Saturday, 19 August 2023

"Letter Creek" 1252 Barry Way, Moonbah, NSW 2627

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 126 m2**

**Type: Lifestyle**



Aaron Mackay

## Contact agent

• Approximately 126.30 hectares or 312.09 acres. • Conveniently located less than 10 minutes drive south of Jindabyne in the locality of Moonbah. • Bitumen road frontage • Quaint 3 bedroom plus study cottage, eat in kitchen, 2 separate living spaces both with wood fireplaces, full bathroom, laundry, undercover front and rear verandah, meat house, under building storage/workshop or small garage. • Further infrastructure includes horse yards and stables, tack room and a woodshed. • Well established and cared for grounds. • Fenced into 4 paddocks, well watered by Grosses Plain Creek, Letter Creek as well as two excellent dams, several springs plus Knobby's Creek a tributary to Grosses Plain Creek. • Predominantly granite derived soils with some heavy alluvial soils present. • Pasture development in the past includes Ryegrass, Phalaris, Cocksfoot as well as Clover all with a solid fertiliser history. • Timber present includes Black Sallee, White Sallee, Manna Gum, White Gum and Snow Gum. Agents Comments: The sale of "Letter Creek" presents an excellent opportunity to acquire a rural holding in a much sought after location close to Jindabyne and snow fields. A good mixture of native grasses and vegetation as well as improved pastures allowing for a reasonable second income for those wishing to do so. Traditionally "Letter Creek" has always been stocked with around 350 merino ewes, plus some young cattle, alternatively the owners estimate the equivalent of 30-40 cows plus followers seasons pending. Due to RU1 zoning, a second dwelling can be built on the property thus allowing to build your dream home, derive an income from the current cottage as well as some farm income. If all this sounds like it could be for you, contact our sales team now for your own private inspection!