

'Myoora' 2263 Oura Road, Wagga Wagga, NSW 2650



Sold Mixed Farming

Monday, 14 August 2023

'Myoora' 2263 Oura Road, Wagga Wagga, NSW 2650

Bedrooms: 4

Bathrooms: 3

Area: 130 m2

Type: Mixed Farming



Bruce Holden
0428278546

Contact agent

Miller & James have the pleasure to present to the market an exceptional mixed farming opportunity a stones throw away from the Wagga Wagga CBD. 'Myoora' is predominately a 322* acre grazing property with an expansive, clean topography with frontage to the Oura Road. A cell grazing system has been used internally to manage the property, as it stands there is an abundance of feed throughout. The hot wire internal fencing configuration can easily be customised and capitalized on as it segments the open country. Tillage can certainly be conducted, especially to the southern portion of the property, allowing for fodder crops or alike. KEY INVESTMENT HIGHLIGHTS • 130.2* hectares (322* acres) of open grazing country with an abundance of feed including clover. • Well watered across the property with 6 surface dams. • 2018 Prominda custom built, modular transportable home with 4 bedrooms & 3 bathrooms across two dwellings. All of the details from the kitchens, bathrooms, layout, flooring and fireproofing have been considered and implemented with sophisticated detail and design. Nothing has been overlooked, with its surrounds tidied and maintained. • Main entrance frontage to Oura Road, 23* minute drive to Wagga Wagga. • 3 x 45,500L rainwater tanks supplying the home. • Sheep & cattle panels with crush included, with loading ramp located at the entrance. • Shearing shed currently used for storage, housing a range of farm equipment that will be included in the sale. The productive potential of the property coupled with the lifestyle aspects of the new home creates an attractive estate that would suit a range of investors. Nearby are numerous fantastic wineries, the Murrumbidgee River and the property has access to spectacular views across the valley. A comprehensive Information Memorandum is available for interested parties. 'Myoora', is being offered for sale through a two-stage Expression of Interest process. The first stage will run until 10:00 am on Thursday 27th July 2023 and will seek non-binding offers from interested parties. Stage two will be a period of price discovery and negotiation between the vendor and interested parties with the aim of acceptance of a fully binding offer by the vendor. The owners are genuine and are sellers in the current market. Please contact the exclusive agents for a private inspection. Glen Simmons - 0478 093 271 Bruce Holden - 0428 278 546