

**Shady Gums Birganbigil Road, Deniliquin, NSW 2710**



**Other For Sale**

Saturday, 29 June 2024

Shady Gums Birganbigil Road, Deniliquin, NSW 2710

Area: 91 m2

Type: Other



Jake Freshwater  
0418586417

## Expression Of Interest

Renovated 4BR home which includes parents retreat/guest house complete with WIR & ensuite. Freshly painted inside and out the property is filled with natural light featuring a brand new kitchen, renovated bathroom & laundry. Abundant with country charm and character, buyers should expect to fully absorb the idyllic lifestyle that only a property such as "Shady Gums" can offer. Large enough to explore all your farming interests while manageable enough to allow for off-farm income opportunities "Shady Gums" is the perfect combination of rural living with town convenience. Just 17km\* from Deniliquin "Shady Gums" is a superb opportunity for buyers to enter the rural market or expand an existing agri-business - For sale by Expression Of Interest (if not sold prior) closing 3:00pm 2nd July 2024. All Expressions of Interest to be submitted in writing to Nutrien Harcourts Agents by or before 3:00pm Friday 2nd August 2024. • 91.5ha - 226ac\* • Access to secure water via Murray Irrigation System • Stock & domestic water supply • Stock & domestic bore • 72ha - 177ac Lasered B/check irrigation access to district drain\* • Extensive working improvements incl: • New cattle yards with crush (watered) • Sheep yards (watered) • Machinery shed 11m x 10m\* • Workshop 7m x 20m\* - painted concrete floor, water, power, split/system & insulated with surrounding fenced yard • Extensive animal yarding with multiple use/development options • 4 BR, 2 bath homestead with wood fire, evap & split system. • Approximately 17km from Deniliquin\*