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ONLINE AUCTION

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09/05/2018 - 10:00am

1092 Towrang Road, Towrang, NSW, 2580

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- ▶ Set on the banks of Wollondilly River
- ▶ Generous 25 acre property
- ▶ Cathedral ceilings
- ▶ Under floor heating, gas deducted heating
- ▶ Unlimited river water
- ▶ Lopi wood heater in living room
- ▶ Main bedroom large WIR, Spa room

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Base price: \$950,000



RURAL PROPERTY DETAILS

Title: Lot 3 DP: 816 758

Zoning: RUI Primary production

Covenants/ Easements: none known

Rates: \$2,000 approx.

DWELLING DETAILS

Dwelling Entitlement: yes

Smoke Detectors: yes

Phone: connected

Mobile reception: yes

Internet Connection: available

Power: connected – 5kva solar panels

Mail: yes – 5x weekly

Insulation: bats

Built prior to 1980: no

House Water: 25,000 gallon concrete tank for rain water & electric pump on river for gardens.

Homestead: 4 bedroom double brick & rendered home, 2 bathroom & 3 toilets, cathedral ceilings and recycle Mackay gold timber floor boards in living and the open plan kitchen. Kitchen has granite bench top and quality appliances. Main bedroom has large walk in robe, ensuite and spa room to enjoy hot bubble and garden views. Two other bedrooms have BIR and direct access to the wide verandah plus new carpet. Under floor heating, ducted gas central heating and a Lopi wood heater in living area. 3 car garage. Entertainment area overlooks the wide Wollondilly waterholes.

TRAVEL AND LOCATION

Time Major Centre: 15 minutes to Goulburn

Situated Access: sealed council road access

Bus: yes **Schools:** Goulburn

Air service: Sydney

PROPERTY INFORMATION

Fencing:

North – hinge joint & steel

East – Wollondilly River, hinge joint & steel

South – hinge joint & steel

West – netting, steel & concrete.

Topography: Sloping towards river

Soils & Sustainability: Grey loams

Crops/ Pastures: Native & improved pastures

Fertiliser History: None recently

Timber: Native gums, willows on river & ornamentals in garden

Rainfall: 650mm

Cover: 30%

Arable Area: 40%

Paddocks: one

Production Capacity: 4– 5 horses & cows

Property Water: 3 dams & Wollondilly River– large water holes on eastern boundary

IMPROVEMENTS

Garden Shed

Additional comments: A great family & entertaining home set right on the bank overlooking the Wollondilly River water holes. Sit back on the verandahs and enjoy the views and the abundant bird life. Just 11km from the freeway.

* Information provided by the listing agent. Sale Ezy accepts no responsibility for misinformation or error contained in this brochure. Interested people should rely on their own enquiries.