

386 Oaks Rd, Thirlmere, NSW 2572

Contact Agent

House 7 3



## Productive 25-Acre Rural Holding with Dual Occupancy & Estab

Positioned on approximately 101,200sqm (25 acres) of highly productive farmland, 386 Oaks Road, Thirlmere presents a rare opportunity to secure a genuine agricultural property with dual occupancy, established rental income, and outstanding farming credentials.

**Open for Inspection**

By Appointment.

Currently occupied by committed tenants, the property offers immediate returns while maintaining strong appeal for owner-occupiers, investors, and primary producers alike. With both residences leased, the property currently generates a combined rental income of approximately \$96,314.20 per annum, providing a strong holding income from day one.

The land is the true standout, featuring fertile, productive soils, multiple dams, and expansive grazing paddocks currently utilised for agricultural production. Whether you're looking to expand an existing operation, invest in quality rural land, or secure a versatile income-producing asset, this property delivers on every front.

The dual occupancy arrangement provides flexibility for farm management, worker accommodation, multi-generational living, or additional rental income, further enhancing the property's appeal.

### Property Features:

- Approx. 101,200sqm (25 acres) of productive rural land
- Dual occupancy with multiple income opportunities
- Currently leased to committed tenants
- Combined rental income of approximately \$96,314.20 per annum
- Multiple dams providing excellent water security
- Quality grazing and agricultural land currently used for production
- Ideal for primary producers and agricultural operations
- Strong investment appeal with established income
- Convenient location close to Thirlmere and surrounding townships

Offering a combination of income, versatility, and genuinely productive farmland, 386 Oaks Road is a rare opportunity to secure a substantial rural holding in one

### Listed By

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