

**70 Borton Rd, Tullera, NSW 2480**

**Sold - \$890,000**

Lifestyle   



## SOLD BY THE WAL MURRAY TEAM

Built in 2004, with hardwood timber frames and trusses, this full colorbond residence sits on a prime piece of land measuring 7.537ha (18.61 acres) and is planted out with approx. 1.6 acres of cabinet timbers and has a permanent watering hole and 2 dams.

Inside there are Grey Gum floorboards throughout, an open kitchen/dining area, combustion stove, 2 good size bedrooms, toilet and a living space. A breezeway separates the bathroom which has a shower over bath and an office space along with a storage area directly across. The current owner has also built a separate studio which has cement floor and power connected. A septic system is in place and the house has a composting toilet.

A mixture of Silky Oak, White Beech, Bumpy Ash, Native Teak, Black Bean, Deep Yellowwood, Red Ash and Quandong have been planted by the current owner. There is plenty of water storage on the property also with a 7500gal, 5000gal, 2000gal and 1000gal tank already in place. A creek runs through the land and provides permanent water for livestock.

The 24 volt, 5-panel solar system has a 1500w Inverter and produces around 825 watts along with 875amp hour batteries. There is also a solar hot water system in place. ADSL Broadband is connected to the property.

As a bonus, the owner would like his 2 dairy bullocks to remain with the property. There is also an opportunity to purchase machinery and other equipment as they will no longer be needed after the sale of the property.

There is a lot of usable land here with some gentle slope, but it lends itself to someone wanting to build a second dwelling and have dual occupancy (STCA) also. For your private inspection please call Gary Ghilardi on 0438868627.

### Open for Inspection

By Appointment.

### Listed By



Gary Ghilardi  
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