

1478 Wombat Road, Wombat Via , Young, NSW 2594

\$980,000

Livestock



Some of the Best Country within The Southwest Slopes.

House 139.87 acres* on the outskirts of Wombat on Wombat Road "Carinya" has been in the Prest family for more 100 years, historically well-regarded for producing prime cross-bred lambs and variety of high yielding crop varieties.

Open for Inspection

By Appointment.

Located in some of the most tightly held country in the Southwest Slopes, 10mins South of Young, 1min to Wombat, 4hrs Sydney, 2hrs Canberra, Wagga Wagga, Orange and Bathurst. Major Livestock selling centers Wagga 150km*, Forbes 136km*, Yass 121km*

Water: Rainfall 600mm* to 625mm* (24-25inch) property is well-watered with town water servicing various stock troughs on the property, 4 surface dams, spring feed seasonal creek, house freshwater storage.

House: Brick home, open plan kitchen/dining area with electric cooking, good bench space, corner pantry, from kitchen lounge room and sitting room with wood heater. Three bedrooms (main is massive, large enough for 3 x queen sized beds), large bathroom with separate shower separate bath and vanity, separate toilet off kitchen/dining area, large laundry. Heating and cooling from wall mounted reverse cycle air-con, wood heater, ducted evaporative air-con. Primary School 500M away Secondary Schools 10-minute bus into Young.

Land: Excellent country with majority of red soils with pastures include Lucerne, Phalaris, Clover, Native grasses. Grey loams soils near creek with shelter from gum, yellow box and willow trees.

Fencing: into 8 main paddocks, and house block. Fencing is good to fair condition and all stock proof. Other Improvements: Large 19M x 11m shed, numerous old original sheds and stables, silo, sheep yards, race and loading ramp.

A superb small rural holding suitable of a range of agricultural pursuits including prime lamb, beef, wool enterprises in addition to cereal, legume or oilseed production. "Carinya" gives you the opportunity to purchase a productive and versatile allotment in a highly regarded location and is an opportunity not to be missed.

*Denotes approximately - Please note some photos taken earlier this year:

All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being

Listed By

Colin Durham

Christian Rowan



Floorplan



FLOOR PLAN ON SITE

1478 Wombat Road WOMBAT