



702 Wallanbah Rd, Wallanbah



## WELCOME TO WALLANBAH HOMESTEAD

EASTERN FALL BRUSH SOIL - DOUBLE FRONTAGE TO WALLAMBA CREEK

Lot 31 | DP 1309642 - 18 ha (44 acs)

This property allows a unique opportunity for the Purchaser to bring back to life a piece of the Gloucester district's history. The charismatic 4 bedroom, 2 bathroom Homestead still has great bones and personifies a bygone era of high ceilings, traditional rosewood ornamental gates and panelling, and local timber floors.

The property is well fenced into 3 paddocks with good size stock dams in each, featuring undulating land which has had soil and pasture improvement as part of a large dairy operation, with all work done using modern farm technology.

Property Features:

- Quality brush soil, well fenced, with three spring fed dams
- Double frontage to Wallamba Creek with plenty of on-farm rainwater storage
- Quality stands of kikuyu, paspalum, clover and natural local grasses
- Small set of steel cattle yards with crush and loading race
- Great horse country or comfortably carry 12 to 15 steers
- Older style 4 bed Homestead with polished timber floors and timber features
- Swimming pool with outdoor entertainment area
- Refurbished kitchen and large open plan living area
- Large three-sided three bay machinery shed
- Old dairy shed with power, could be used for storage or removed
- Only 20 mins from Gloucester and Nabadac

This property presents a huge opportunity for anyone looking for a lifestyle change, with a spectacular piece of land that has all the right ingredients.

4 Beds 2 Baths 44.00 ac

<b>Price</b>	CONTACT AGENT
<b>Property Type</b>	Residential
<b>Property ID</b>	232
<b>Land Area</b>	44.00 ac

### Agent Details

John Hannaford - 0419 249 565

### Office Details

Hannaford Stock & Land Australia  
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02 6558 1309



Price: Contact Agent | JOHN HANNAFORD - 0419 249 565

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