

## Make An Offer ~ Property Must Sell

Price : SOLD

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Area & Tenure:  
80.6 Ac (32.6 Ha)

Situation:  
Located only 5 km to Nowra CBD. Accessible by a number of entrances. Approximately 2 ½ hours Sydney.

Description:  
Northerly aspect, undulating natural country, well grassed with natives and Kikuyu. Timbered water courses, Eucalyptus, Coral and Wattle Trees. Uniquely positioned with scenic views of Cambewarra Mountain. Approx. 75% of the property is arable. Abundant water with 7 dams including one spring fed dam. Town water connection available approx. 150m to connect. Subdivided into 5 paddocks in good condition. Part of the boundary is new. Average annual rainfall of 1275mm (50").

Improvements:  
~ Small round horse yard and loading ramp (could be used for cattle)  
~ Timber and iron shed

Features:  
~ Only 5 km drive to Nowra CBD  
~ Ample water  
~ Scenic location with views of Cambewarra Mountain  
~ Possible subdivision potential  
~ Multiple property access's  
~ Ideal hobby farm / horse or cattle block  
~ Building entitlement

This information has been obtained from our vendor(s). We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

Representative  
Cameron McIvor

Property ID 458020

**Schute Bell**  
Property



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