

## Own A Piece Of Narromine's History "Burroway"

Price : Price reduced to \$1.85m

7 3 2

### Area & Tenure:

129.6 Acres (52.48 HA) Freehold.

### Situation:

24 kms from Narromine off the Burroway Road.

### Description:

Undulating alluvial loam soils with Pine, Box, Rivergum and Kurrajong timber located at this property. Approximately 50% Arable.

This property has access to the Macquarie River and has the following; River Pump and electric sub on Bore and 3 pressure pumps, 3 rainwater tanks and a dam. Average annual rainfall of 533mm (21"). Subdivided into 4 paddocks with hinge joint and netting fencing.

### Homestead:

A 65 square meter homestead that has been architecturally designed and has the following to offer:

- Living room with wood heating, split system air conditioning and large bay windows.
- Formal lounge and dining area flows off the living room both rooms with timber flooring and open fireplaces.
- Kitchen with six burner gas stove and electric oven, plenty of cupboard space, cool room with meals/dining room.
- Pool room or another living area with polished floorboards and doors that lead out to the tiled porch.
- Five plus bedrooms with robes.
- Generous main bedroom with robes and dressing room and a bay window overlooking the gardens.
- Office area with timber flooring and fireplace.
- Enclosed verandah located on one side of the home.
- A second shower and toilet area and retreat room at the back of the home and a mud room/shower on the enclosed verandah.
- Two bay garage, old meat house and storage area.
- A second dwelling: A self-contained Two-bedroom cottage.
- River frontage with beach and under cover area nearby.

### Structural Improvements:

- 50' x 30' Machinery shed cement flooring and power
- 30' x 30' Hay shed
- 30' x 60' Barn shed
- Various old silo's
- Caravan and shed with enclosed room, 24 solar panels with a lithium battery storage and Rural power.
- Sheep and Cattle yards.

### Features:

- 129.6 Acres (52.48 Ha)
- 64 Sqm Architecturally designed homestead
- 5 Bedroom plus homestead and a 2 bedroom cottage
- 1 km of River frontage with beach access
- Machinery shed
- Bore and River water
- Approximately 50% Arable
- Last of an original holding

Inspection by appointment only

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

Representatives  
Jason Martin

Property ID 7451200

Schute Bell  
Property

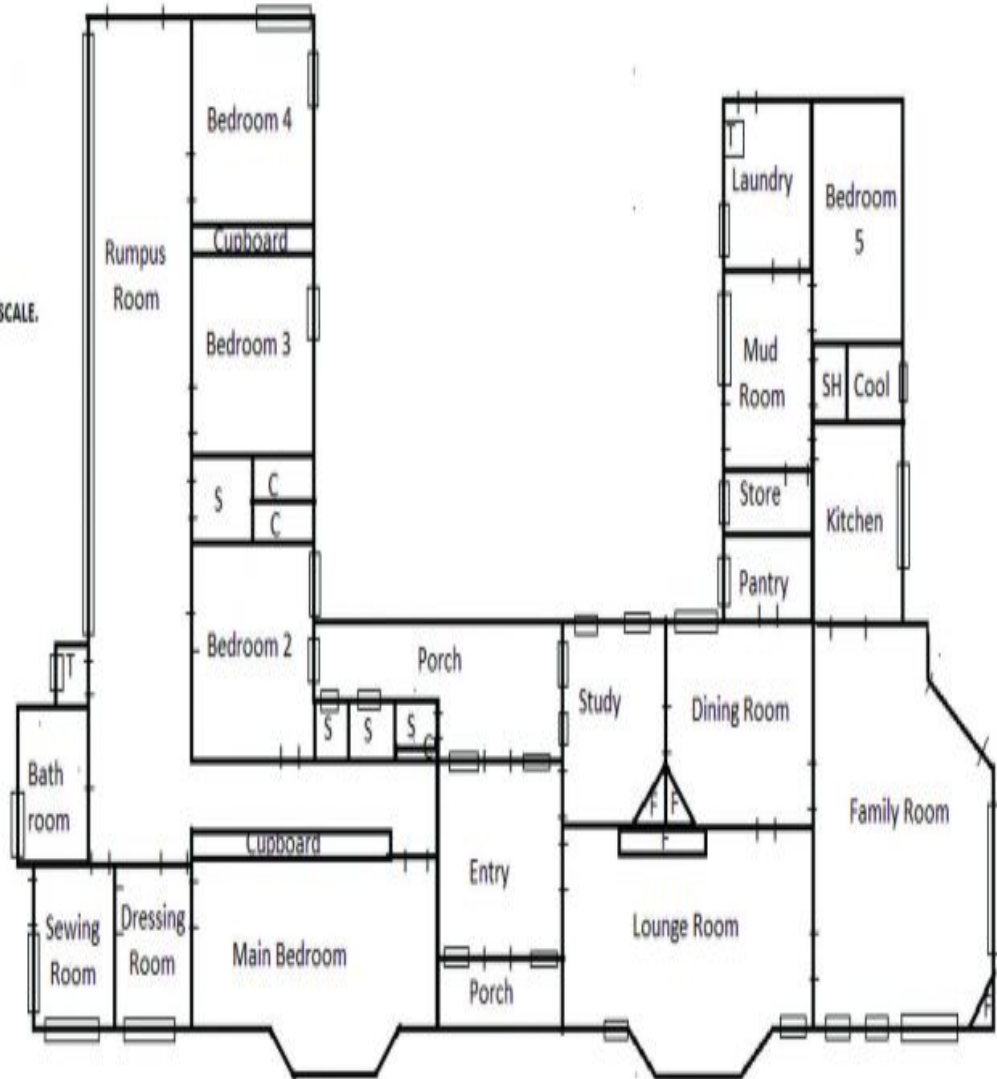


Sydney Office  
Ph: (02) 9892 0700  
www.schutebell.com.au



THIS FLOOR PLAN IS NOT SET TO SCALE.

- SH - Shower.
- S - Store Room.
- F - Fire Place.
- Cool - Coolroom.
- C - Cupboard.
- T - Toilet.
- Window.
- Doorway.



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