

## Stepping up or stepping down

Price : \$1,700,000

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Area & Tenure:  
360 Acres (145.68 Ha)

Situation:  
25 kms Southwest of Narromine.

Description:  
Flat Red Alluvial soils. 300 Arable Acres.  
Timbered with Pine, Box, and Kurrajong.  
Watered by a Stock & Domestic bore with Electric Sub, 2 dams and 5 rainwater tanks. Average annual rainfall of 508mm (20").  
Boundary fencing is hinge joint and "Winchester" is divided into 6 paddocks with hinge joint.

### Structural Improvements:

- Four-bedroom brick homestead and has the following to offer â€”
- Four bedrooms with built in robes, ceiling fans and ducted reverse cycle air conditioning.
  - Lounge room with wood fire and gas point.
  - Separate dining area with split system.
  - Kitchen with dishwasher & electric oven.
  - Living room flowing off the kitchen
  - Separate toilet and bathroom.
  - Second toilet & shower in laundry.
  - Double garage.
  - 5 KWA Solar system.
  - 50' x 30' Machinery shed with 1/3 of the shed lockable and with power
  - 25' x 25' Hayshed with power
  - Cool room/Meat house
  - Mower hut
  - Pig shed with power and water.
  - Sheep/Cattle yards.

### Features:

- 360 Acres 145.68 HA.
- 25 kms Southwest of Narromine.
- Four Bedroom Homestead.
- 50' x 30' Machinery shed, 1/3 lockable and with power.
- Second building entitlement.
- S & D bore.

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 are merely passing the information on. Interested parties should make their own enquiries.

Representative  
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**Schute Bell**  
Property



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