

Sold



## 3514 Tocumwal Road, Barooga

### Tyrone ~ Rare Farming Opportunity ~ 146 Acres

"Tyrone" ~ Not often do properties combining this size, calibre and location come onto the market!

The house: A spacious, quality built, four bedroom, two bathroom home with many appealing features. Sited well back from the road and on a rise to take full advantage of the panoramic views. Attractive open-plan kitchen/dining family room with Miele appliances, granite-topped island bench, corner pantry and servery window to outdoor entertaining area. Separate formal lounge with built in entertainment cabinet. Four spacious bedrooms, main with WIR and ensuite. Large laundry with separate walk-in storage room and third toilet/powder room. Zoned, ducted natural gas heating, ducted evaporative cooling and a ducted vacuum system. Wide hallways, 10 foot ceilings and lovely timber floors throughout. Entertainment/BBQ deck with ceiling fans, benches and cupboards and a lovely view over the property. Double carport. Securely fenced house yard with pop-up sprinkler system. Lovely established lawns and trees. S & D bore supplies house and gardens.

The land: Approx 146 acres with excellent soil types, secure fencing (including electric) and 23 megs of water. Property lasered to enable flood irrigation. Cattle yards, chook pen, vegie garden and plenty of shedding. Suitable for many farming applications.

Located on the outskirts of Barooga with the Murray River, golf course, sporting facilities and clubs only minutes away!

Inspect now to appreciate all on offer!!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

 4  2  2  146.00ac

**Price** SOLD for \$700,000

**Property Type** Residential

**Property ID** 1237

**Land Area** 146.00 ac

#### Agent Details

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