



161 Mates Gully Rd, Tarcutta Via, Wagga Wagga



## "BRAESIDE" 215 ACRES GRAZING- 5 BEDROOM HOME -SHEDS

Undulating grazing country with scattered timber. Very well fenced into 6 paddocks watered by 7 dams. Pasture comprises sub clover and native grasses. Historic 26" rainfall

5 Bedroom brick veneer home. kitchen, living room, lounge dining room, bathroom, laundry. 2 slow combustion heaters, split system airconditioner and evaporative cooler, solar hotwater. Set in an elevated position surrounded by ornamental trees. Steel garage/garden shed at rear of house. SCHOOL BUS TO WAGGA WAGGA AT ROAD

4 x 5000 gallon rainwater tanks with pressure system to a 4000 gallon tank reticulating to the home. Garden water is supplied by an electric pump on a large deep dam to the garden.

Structural improvements comprise

Steel machinery shed 45 x 30 with concrete floor, timber framed utility shed.

2 stand raised board woolshed with generator. Sheep yards, Steel cattle yard and loading ramp

Has been running up to 200 ewes

📏 215.00 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	40
<b>Land Area</b>	215.00 ac

### Agent Details

Bob Wheeler - 0429 100 502

### Office Details

Riverina Livestock Agents Pty Ltd  
57A Gurwood St Wagga Wagga  
NSW 2650 Australia  
02 6931 7423



**RLA**  
riverina livestock agents  
*the boys in the know*

*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.*