

Sold



187 Olympic Hwy KAPOOKA, Wagga Wagga



STYLISH BRICK HOME ON 82 ACRES

'Mossgiel', a picturesque home is set on 82 acres and just 11 km from Wagga's CBD offering a spectacular rural lifestyle on the fringe of the City. First time offered to the market, the original owners have lovingly created a unique home with thoughtful design that maximizes the northerly panoramic views over productive farmland.

The Homestead

Nestled on top of a rise, offering light filled north facing living areas that open effortlessly to the tranquility of beautifully established outdoor areas. The home consists of earthy terracotta tiles, cedar timber and crisp white walls throughout creating a natural but homely atmosphere. The seamless flow and inviting view from the spacious open plan modern kitchen with stone benches & appliances, offers dual access to the large family/dining area under raked high ceilings, and formal dining & lounge area. Large to-floor windows stream abundant natural light throughout the home.

Four large bedrooms all with built-in robes, master with walk-in robe and ensuite, each positioned to capture the views over the property and garden areas. Expansive front porch that wraps around the northern side of the home, easily accessed from the living areas through large glass doors. An established vine intertwines along the outdoor entertaining area alongside the stunning inground pool.

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Price	SOLD
Property Type	Residential
Property ID	51
Land Area	82.00 ac

Agent Details

Office Details

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



Perfect place for summer activities.

A practical studio/home office occupies the western wing of the home with additional storage or opportunity for a 3rd bathroom. All north facing with beautiful views over the pool area.

The home is warmed in winter with both a slow combustion heater, open fireplace and gas outlet. Two large ducted evaporative air-conditioners keep the temperatures cool through summer.

Garden and surrounds:

The garden surrounding this home is approximately an acre and can only be described as “park like” with a well-designed variety of feature trees and rock edged garden beds. The current vendors have created a magnificent garden with spacious lawn areas and relaxing sitting areas. There is a myriad of established trees both native and European starting along the sweeping tree lined driveway. Hand crafted stone walls feature throughout the garden and provide the perfect edge to well established garden beds of easy-care native and feature plantings. A fully automatic watering system is in place.

Location

11 km to Wagga’s CBD

10 km to Wagga Base Hospital & Medical Precinct *

8 km to South City Shopping Centre *

256 km to Canberra

Midway Sydney (468 km) Melbourne 431 km

118 km to Albury

*All distances are approximate

Property

Scenic undulated topography, mostly arable with productive loam soils rising to attractive grazing slope with timbered areas providing excellent shade and shelter.

Improved pastures comprising mostly perennial grasses (Phalaris, Rye and clover)

MAP fertiliser applied 12 months ago

Fenced into 2 main paddocks plus small holding paddock

Excellent fencing throughout.

Sealed Road to front gate

Secure Water Infrastructure

Riverina Water connected to the Homestead

2 x stock troughs on town water

1 x large dam to main paddock

Working Improvements

Steel Cattle yards including crush with vet access (approx. 30 head)

Easy access for livestock trucks

Machinery Shed

Capacity

Capacity to hold 25-30 young cattle

Currently utilized for cattle fattening

EXPRESSIONS OF INTEREST CLOSE DECEMBER 10. IN
CONJUNCTION WITH HORE AND DAVIES WAGGA WAGGA

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