



## TRINCA HILL, 2610 Currawang Road, CURRAWANG

Trinca Hill

**10.12 hectares, 25.00 acres**

Panoramic views favoured location and home comforts best describe this rural lifestyle property.

Main features include:

- \* 10.11 HA or 25 acres, 7 paddocks, 2 dams, secure rural fencing
- \* Main residence with 3 bedrooms, 3rd bed utilized as media room, lounge/family, electric kitchen, deck and patio, RC Air
- \* Studio residence with 2 bedrooms, bathroom, kitchenette, RC Air, family meals and deck
- \* Mains power, plus Solar Mate and generator backup, pressure pumps
- \* Four water tanks total 54,000 litres, electric HWS, Water filters, 3 toilets
- \* 2 bay lockup workshop, 2 high bay open front shed, 10m x 3m storage shed plus skillion
- \* All sealed road to Goulburn 25 min, ACT 35 minutes, Liverpool/Sydney 2 hrs
- \* Mail service, Internet, school bus at gate, various smaller storage sheds and greenhouse

**TYPE:** Under Contract

**INTERNET ID:** 18709194

**SALE DETAILS**

**\$648,000**

**CONTACT DETAILS**

**Elders Real Estate**  
137 Auburn Street  
Goulburn, NSW  
02 4821 6000

**Ray Croker**  
0427 118 600

- Land Area 25 acres (approx)
- Bedrooms: 5
- Bathrooms: 2
- Air Conditioning
- Views: Panoramic and areas of elevated scenery

## PROPERTY OVERVIEW

<b>Location details</b>	Currawang
<b>Land Use</b>	Grazing, Cropping
<b>Cropping</b>	Cereals, Legume
<b>Grazing</b>	Sheep ,cattle ,
<b>Description of Country</b>	Undulating rolling granite loam soils with planted trees
<b>Other Improvements</b>	Machinery shed, Workshop
<b>Fencing</b>	Seven paddocks with secure rural fencing
<b>Number of Paddocks</b>	7

## WATER/IRRIGATION

<b>Water Supplies</b>	Tanks, Dams
<b>Comments</b>	4 Fresh water tanks total 54000 litres

## REGIONAL FACILITIES

<b>Nearest Regional Centre</b>	Goulburn
<b>Distance from Centre</b>	36.00 kilometres
<b>Agriculture</b>	Saleyard, Abattoirs
<b>Schools</b>	Primary, Primary bus, Secondary, Secondary bus, Tertiary
<b>Road to property</b>	All Sealed to Goulburn ,easy access to Canberra via Federal Highway

## TITLE/POSSESSION

<b>Type</b>	Freehold
<b>Possession</b>	Vacant Possession

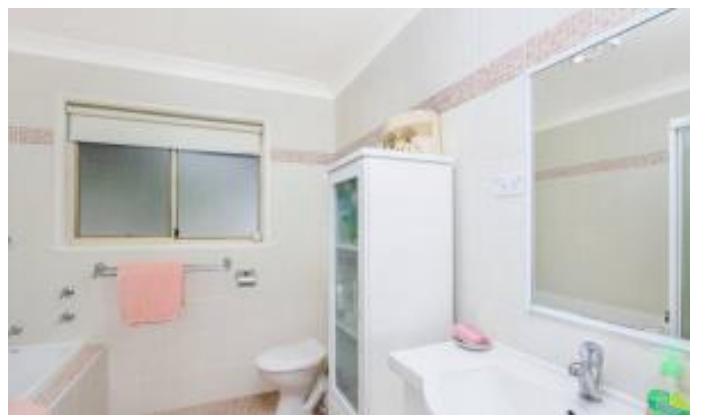
## HOMESTEAD

<b>Description</b>	Comfortable 2 bedroom main home plus detached 2 bedroom studio
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2

## LIVESTOCK

<b>Livestock carried</b>	Cattle
<b>Total Livestock capacity</b>	75.00 dse approx







Please Note: Approx. Floor Area 70sq m, Studio Approx. 18sq m & 40sq m in the Park. Measurements are approximate. Not to Scale. For Illustrative purposes only.

**Trinca Hill 2610 Crrawang Road, Crrawang NSW 2580**