



89 Wambo Road SINGLETON, NSW



"LLANGOLLEN"

- A fully established rural holding with excellent water and infrastructure offering privacy only 1km to Bulga, 20km to Singleton & 1.5 hrs to Windsor.
- 39.29 Ha (97 Ac) fronting the Wollombi Brook and double frontage to Wambo Road.
- Perfectly balanced country, ranging from fertile creek flats to gently undulating ridge country with 5 dams. Perfect for horses or cattle.
- 700 olive trees watered by an extensive irrigation system fed by a 3 meg. allocation from the PID pipeline. (300 table olives & 400 oil).
- Deep verandas on all sides with stamped concrete.
- Ample fresh water storage with 2x 7,500 gal tanks, 1x 5,000 gal tank & a new 100,000 litre tank, all interconnected.
- 9m x 18m shed with concrete floor and power connected (2 bay lock up section)
- Fully established & irrigated orchard including 2 plum trees, 2 apricot, 2 mandarin, 2 o

Scott Bailey

0407 722 705