



2/1064 Middle Falbrook Road SINGLETON, NSW



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OUTSTANDING IRRIGATION FARM - 10.57 Ha (26 Acres)

Beautiful Creek Frontage with great infrastructure

- Established alluvial flats (approx.. 15 acres of pasture)
- 30 Megalitres of general security water allocation. 4? U/G main with 15 HP motor and 2? pump (runs 35 sprays) & 2 x 50 tonne silos.
- Hardi plank home with 3 bedrooms (all with B/I robes). Gas heater, R/C split system A/C, formal lounge, kitchen with adjacent meals area, 1x bathroom, 12,500 gal fresh water storage, & detached colour bond double garage.
- Deep front verandah with sweeping easterly, elevated views.
- 60'x30' hay shed, 40'x25' hay shed & a 30'x20' machinery shed.
- Grow Lucerne, horses, cattle, fish or swim in the creek...What a lifestyle.....

Scott Bailey

0407 722 705