



772 Bara Rd, Bara



PRODUCTIVE LAND IN TIGHTLY HELD LOCATION

Sold - \$1,600,000 via Openn Negotiation

This spectacular parcel consisting of 193.63HA (478.47 acres approximately) of predominately undulating open grazing, with timbered grazing and mixed farming. Located approximately 30kms East of Mudgee, makes this a rare opportunity to obtain a property of this size in the tightly held Bara locality.

- Three-bedroom cabin design shed house incorporating an open plan living
- Modern kitchen and bathroom, utilising both gas and off-the-grid solar electricity
- DA approved for second dwelling with stunning northly-aspect rural views
- Opportunity to subdivide and add additional dwelling (STCA)
- Double lockup garage with concrete floor + workshop
- Perfect grazing/lifestyle block for both sheep and cattle
- Water security with permanent water stemming from Gulgowra creek, two good sized dams, two bores, and approximately 115,000L tank water
- Dual purpose steel cattle and sheep yards in excellent condition

With incredible rural views, an ideal location and endless possibilities this property holds vast appeal. For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact Tyler Lawson immediately on 0448 862 659 to become qualified and avoid disappointment. Open to all buyers, subject to seller approval.

3 bedrooms 1 bathroom 2 car spaces 193.63 ha

Price	SOLD for \$1,600,000
Property Type	Residential
Property ID	153
Land Area	193.63 ha

AGENT DETAILS

Tyler Lawson - 0448 862 659

OFFICE DETAILS

Mudgee
73 Church Street Mudgee NSW 2850
Australia
02 63721442



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