

**1044 Marrar South Road, Yathella, NSW, 2650**



**Rural For Sale**

Thursday, 31 October 2024

1044 Marrar South Road, Yathella, NSW, 2650

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**



Geoff Palmer  
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## This Is All About The Views

Ray White Rural Wagga Wagga has the pleasure to present a exceptional rural lifestyle opportunity at Yathella, requiring a complete renovation, or ones future vision, to build their dream home. The property comprises of 63.53\* acres (25.71 hectares) whilst being only 20\* minutes from the CBD Wagga Wagga, 15\* minutes to Coolamon, & 10\* minutes from Marrar.

The brick 4 bedroom, one bathroom, 2 car port home has suffered significant white-ant damage and requires vision, and ultimately a buyer that is looking for a challenge to develop this elevated position that will give upside in property value once works have been completed.

### Property Details

- Outstanding elevated views to the South looking towards Wagga Wagga
- Brick 4 bedroom, 1 bathroom 2 carport home (complete renovation required) town water connected
- 2 bedroom flat (adjacent home) Large shed with solar and Tesla battery
- Small /steel cattle/sheep yards with crush
- 63.53\* acres (25.71 hectares), suitable to cattle, horses and the trading of lambs
- Two titles, Lot 1 of DP856314 (5ha\* home / flat & shedding) & Lot 2 of DP856314 (20.71ha\* is farm land)
- Property has been treated & file photos available upon request.

This property offers outstanding elevated views and vantage points over picturesque countryside, inspections are highly recommend for those with a vision for their future.

Contact: Geoff Palmer - 0437 892 522 | Laura Semmler - 0413 788 544

Ray White Rural Wagga Wagga

Please note: \* Approx or subject to contract