

50 Whittle Street, North Wagga Wagga, NSW, 2650



Rural For Sale

Saturday, 16 November 2024

50 Whittle Street, North Wagga Wagga, NSW, 2650

Bedrooms: 5

Bathrooms: 2

Type: Rural



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Rare River Property Only Five* Minutes to the Wagga Wagga CBD

LAWD is pleased to present for sale Flinders Park (the Property), an exclusive river property with a stunning homestead and the convenience of central living. The Property spans a total area of 59.2* hectares (146.3* acres) and situated on the Murrumbidgee River opposite the CBD of Wagga Wagga. This premier rural lifestyle property provides it all. An exclusive, private location with central convenience, a prestige five-bedroom architecturally designed homestead, 1.2* kilometres of private river frontage, a private beach and boat ramp. Flinders Park is a beautiful retreat where nature is celebrated alongside some of the region's most fertile soils. Flinders Park would have to be considered as one of the rarest opportunities in the rural lifestyle market and is expected to attract considerable attention.

EXCLUSIVE LOCATION 50 Whittle Street, Wagga Wagga

The Property is located a short four* kilometre drive to the CBD of Wagga Wagga (Fitzmaurice Street), 244* to Canberra, 420* kilometres to Sydney (M5/M7 Junction) and 452* kilometres to Melbourne CBD.

Wagga Wagga Hospital 6* kilometres

Charles Sturt University 10* kilometres

Wagga Wagga Airport 13* kilometres

FLINDERS PARK HOMESTEAD

The Flinders Park homestead was architecturally designed and built in 1998. Elevated above all historic flood levels the homestead sits in a prominent, private location with elevated 360 degree views to majestic ancient river Red Gums and surrounding landscape. Featuring five spacious king-sized bedrooms, two bathrooms (main with ensuite and walk-in wardrobe). The modern layout showcases a formal entrance, large kitchen with open plan living and dining areas, parents retreat/office, sitting room, and laundry.

Beautiful natural finishes are a feature of this quality build with redgum timber benchtops and Sydney blue gum timber flooring. The bathrooms feature pepperino stone and travertine alongside beautiful teak flooring with Tasmanian oak cabinetry featuring throughout.

The large kitchen features handmade tiles reflective of gum leaves in the sunset, perfectly complimenting the locally sourced redgum benchtops. Making entertaining a delight a 900mm stand-alone oven and cooktop. All rooms in the homestead are generously proportioned with extensive storage, continuing with an additional walk-in linen room, generous laundry and a prominent storage room.

Year round comfort is provided by reverse cycle air conditioner/heating unit, ducted evaporative cooling, slow combustion heater, and hydronic heating throughout.

The exterior features of the homestead include vast tallowwood timber verandas which are accessed via multiple double glass doors off the internal living areas, all featuring large fans providing year-round outdoor entertaining comfort.

Surrounding the homestead is a landscaped garden with in-ground swimming pool and multiple BBQ deck areas. The main highlight of the garden are the historic river Red Gums which surround the homestead. The garden is considered low maintenance, with spacious areas of lawn and developed native garden beds.

Key exterior features include;

- Inground tiled swimming pool with adjacent deck area
- Automatic watering system
- Double garage with storage rooms

RECREATION & ENTERTAINING

The Property provides endless opportunities for recreation and entertaining guests. A private boat ramp provides direct access to the Murrumbidgee for water skiing, kayaking and fishing. The current owners host numerous picnics on the river or camp on their private beach enjoying the serenity the river offers.

FLINDERS PARK COTTAGE

The original cottage is positioned on the banks of the Murrumbidgee River and features two bedrooms, living areas, kitchen and bathroom and reverse cycle air conditioning for year-round comfort. The simple cottage provides an additional accommodation option to lease.

THE FARM

The Property features a combination of deep rich alluvial and sandy soils ideal for all mixed farming and grazing enterprises. Pastures comprise a productive blend of Phalaris and clover pastures. The Property is sub divided into eight* main paddocks with a central laneway system which links back to the main hub. Irrigation is a potential with four paddocks with hydrant points which connected to a travelling irrigator.

WATER

Water is the stand-out feature of this Property with a 1.2* kilometre frontage to the Murrumbidgee River, which provides access for livestock and recreation. Town water is also connected and supplies water to the homestead and garden. Additional water is sourced from rainwater tanks with a total storage capacity of 60,000* litres. Livestock water is currently supplied from either direct access to the river or the trough system. The trough system is currently supplied from town water but can easily be switched over to river water.

An irrigation water access licence (WAL) is registered on the land (zero units)

FARM INFRASTRUCTURE

- Machinery Shed / raised board two stand shearing shed
- Steel sheep yards (panels)
- Steel cattle yards with veterinary crush and loading ramp
- Machinery shed / workshop
- Historic horse stables (in need of repair)

SALE PROCESS

Flinders Park is being offered for sale by Private Treaty for \$3,495,000