

Tarwoona Downs, 1906 Burrawantie Road, Enngonia, NSW, 2840



Rural For Sale

Saturday, 16 November 2024

Tarwoona Downs, 1906 Burrawantie Road, Enngonia, NSW, 2840

Bedrooms: 4

Bathrooms: 2

Type: Rural

Large Scale Western Division Grazing Asset

LAWD in conjunction with GPS Rural are pleased to present Tarwoona Downs (the Property). A large-scale western grazing property, family owned and operated since 1963*.

Western Lands Lease, comprising open plains balanced with sheltered timbered grazing of Myall, Mulga & Gidgee trees
Conservatively managed presenting a healthy sward of mitchell, buffel & blue grass

Summer dominant 333mm* annual average rainfall

Current enterprise comprises a self-replacing merino flock, Santa Gertrudis cattle breeding combined with agistment & goat harvesting

Local Land Services carrying capacity, rated at 3,111DSE*

Combination of red sandy loams with grey, brown & red clay soils 13.7km* frontage to Irrara Creek, plus artesian bore & pipe system to ground tanks & head tanks which reticulate to troughs

Four-stand shearing shed & yards, cattle yards & machinery sheds

Comfortable four-bedroom homestead with open plan kitchen & living area

Multiple guest quarters providing additional accommodation for guests & contractors

Phone & internet Situated on Tarwoona Downs is a Telstra telecommunication tower providing 3G/4G phone coverage across the entire property.

16* kilometres west of Enngonia & 116* kilometres north of Bourke

For more details, please contact the below personnel;

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