



160 Clayfield Road, **Bishopsbourne**

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Circa 1820's Colonial Homestead on Acreage

This substantial holding in the renowned Bishopsbourne area comprising 360 acres approx. of gently undulating cropping/grazing land with a well maintained Circa 1820's Colonial Homestead

The home is of double brick construction with rendered finish
 There are 4 bedrooms with 2 bathrooms and large country kitchen
 Open plan kitchen/dining/lounge
 Formal dining
 Formal lounge
 There is a 3 car garage located adjacent to the home with upstairs accommodation

For the Horse enthusiast a 10 bay stable plus day yards and round yards topped off with indoor sand floored arena – everything is catered for.

The property is well fenced and suitable for cropping. Four Centre pivots plus hydrants for hard hose irrigators provide ample irrigation opportunities.
 Water is drawn from the Cressy/Longford irrigation scheme which runs through the property
 Water entitlement of 210 Megalitres
 Crops sown this season: Buckwheat, Clover seed, Seed Oats, Lucerne, Seed-hybrid Canola, Balance sown to pasture

Expressions of Interest Closing Fri. 28th April 2017 4pm at 60 Emu Bay Road Deloraine

 360 acre

\$3,004,000

ID# 11656110338



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