



first national
REAL ESTATE

Edward Higgins Parkinson



531 Yarrawa Deviation Road, Denman

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Irrigation Property - Upper Hunter Valley – Heart of Horse & Wine Country.

Fairview – Farm

164AC Freehold mostly prime alluvial cropping country, an ideal Hay farm, horse stud ...”take your pick this this land will do it”. A key feature of the property is the reliable quality water on hand- Irrigation is no problem with 169 unit of River irrigation, 45H/P elec pump with mains that service aprox 70% of the property + Stock & domestic water .

The homestead overlooks the farm, with “Widescreen” panoramic views through the windows, being a neat & comfortable 4 bedroom home. Comprises kitchen with pantry, dining area, lounge room, family room, 3 bedrooms with built in robes, 4th bedroom or office, bathroom & laundry with 2nd toilet. Close by is the machinery shed 30 X 9mtrs, steel framed & zinc clad with 3phs power, cement floors with 4 lock up bays & 2 open. Hay shed 17 X 13mts, old dairy shed and steel stock yards. An added bonus is an outstanding elevated position that offers a "dream home" site with uninterrupted 270 deg views over the valley.

Now priced to Sell at \$1,150,000-

1.15million

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