



first national
REAL ESTATE

Edward Higgens Parkinson



4372 Golden Highway, Denman

3 1 2

541Ha GRAZING PROPERTY IN THE UPPER HUNTER

541Ha (1335.8 Ac) acreage only 7km from Denman. On Auction for the first time in over 100yrs. This large holding is a rare opportunity to acquire some broad acres minutes from town. Comprising of a protected and shady basin with level and undulating grazing country. Great protection offered by bordering ridges and the farm enjoys approx. 1.5km Rd frontage to the Golden Highway. Its located close by to some world renowned Horse Studs and Vineyards. Watered by 6 dams & numerous rivulets/gully's with sheltered belts of timber and 3 equipped bores (2 with windmills 1 with solar pump) and 1 well (unequipped). The residence is abundant in size and set as a roomy 4B/R Brick-Veneer home with decorative cornices and plaster work There's a Kitchen with country style walk in pantry, dining area, grand formal lounge room with large central fireplace & split system air conditioning. All Bedrooms are of good sizes with the main being extra roomy. There's a large front full length patio and a semi attached studio/games room. The laundry has a 2nd toilet, while a large double garage/work shop is detached with a useful covered breeze way. A 10Kw Solar system helps off-set electricity charges. Other improvements include timber framed 3 bay machinery shed, timber cattle yards with crush, race and set with bore water. Property up for Auction on the 4th of February at Denman RSL at 12noon.

ID# 31802120079

Auction Time

Sat 4 Feb, 12:00pm



Luke McTaggart
0408680536



Luke McTaggart
0408680536

[CMSAbstractTransformation.DataBind]: Object reference not set to an instance of an object.



first national
REAL ESTATE

Edward Higgens Parkinson



106 Westwood Road, Gungal

3 1 4

180Ac Grazing Property, Creek Frontage & Neat Brick Home

Well set up little property being 72.95 hectares 180.26 Acres of slightly undulating to flat grazing country block enjoys secure water with a wide frontage to Halls Creek (double frontage in places) and approx. 40-50Ac of creek flats & 3 stock dams. Set on the lot is a neat double brick three bedroom home, with cypress floors throughout. Generous lounge room with combustion fire placer, dining area with servery/breakfast bar from kitchen. Large main bedroom with built in robe, second & third bedrooms. Tiled bathroom with shower bath and vanity, separate toilet. Front undercover patio and a full length rear undercover patio, 5000gal fresh water tank to house. Lock up brick shed with room for aprox 4 cars & timber stock yards inspect today well priced at \$550,000-

\$550,000-00

ID# 31802120079



Luke McTaggart
0408680536



Luke McTaggart
0408680536