

Sold



Lot, 26 Tabulam Road, Lower Bottle Creek



### Look No Further - Location and Potential

This is it. What an opportunity to buy a brand new property sown down to Rhodes Grass. Owner has also sown a cover crop of millet to help establish the new Rhodes Grass seed planted. This property is well located near Tabulam on an all sealed road with power next door. Water is a feature with a Spring Fed Dam on the hill. 2 Spring Fed Gullies dissect the property which will help in developing the property in any direction you wish to take.

Property is fully fenced on the boundary. Small set of cattle yards included in sale. Soil is a mixture of grey loam to a basalt ridge on the south western side. Plenty of beautiful house sites on many of the ridges. Once established property would carry 40 to 50 cows and calves. Rates are \$1416.00 per year.

Rarely does a block come onto the market with most of the hard yards done. Realistic price of \$359,000. Make the most of this opportunity to obtain a rare property of this size. Owner is moving on and wants action.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

Price	SOLD
Property Type	residential
Property ID	575
Land Area	227.00 ac

#### Agent Details

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#### Office Details

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