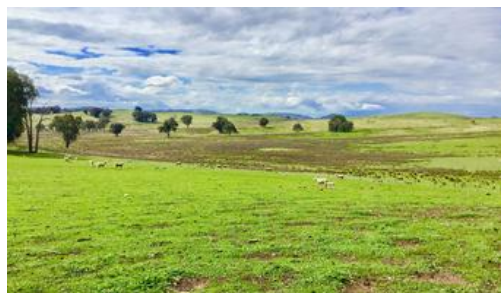


Sold



## 689 Mountain Creek Rd, Mullengandra



### "Lowana"

"Lowana" presents as an opportunity to purchase a sizeable parcel of genuine grazing/cropping development land set among an enclave of tightly held, well established rural enterprises.

**"Lowana" Area:** 957ha (2360Ac) freehold land.

**"Lowana" Location:** A prime southern New South Wales location. Albury City is only 40kms via Hume Freeway and sealed Mountain Creek Road. Holbrook 22kms via sealed road. Long frontage to Mountain Creek Road. Lake Hume is 15kms away. An easy accessed popular location.

**"Lowana" Climate:** Adjacent to the Mountain Creek Valley regarded as a pleasant temperate climate with average temperatures of 20-21 degrees. The whole district is regarded as the most climatically stable area in southern New South Wales.

**"Lowana" Rainfall:** East of Albury and the Holbrook district in general is regarded as a 680mm-700mm(27-28) annual rainfall area.

**"Lowana" Land Description:** "Lowana" divides itself into four (4) distinct areas being pasture improved country (approximately 300ha), improved pastured country (approximately 530ha) and a quieter 40ha of higher, steeper country and 65ha of light, sparse, unencumbered regrowth area. Each area compliments the other and fencing has been designed to allow for management around each area.

**"Lowana" Soils:** "Lowana" lends itself to be improved by way of pasture immediately with

 3  2

<b>Price</b>	SOLD
<b>Property Type</b>	residential
<b>Property ID</b>	1528
<b>Land Area</b>	957.00 ha

### Auction

Friday 12 October, 11:00 AM

### Agent Details

Brian Unthank - 0418 572 662

Bart Hanrahan - 0455 583 652

### Office Details

Albury Office

640 Olive St ALBURY NSW 2640

02 6041 3777

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.