



“Bulgundara” Approx 147 hectares / 363 acres 424 Bulgundara Road, Dalgety NSW 2628

- Located about 15 minutes' drive south of Berridale within less than an hour's drive to the snow fields of Perisher & Thredbo, approx. 50 mins drive to Cooma and 35 mins to Jindabyne
- Modern 3 bedroom & 2 bathroom homestead featuring stand-alone solar power, spacious sun-drenched living space, good sized bedrooms, master with ensuite, main bathroom featuring separate bath and shower as well as separate WC
- Separate kitchen, eat-in family room, large pantry and gas cooking
- Continuous gas hot water, slow combustion wood heater & gas heating; 126,000L rain water storage for domestic use
- Second dwelling circa 1860's – stone cottage
- Well established gardens & orchard including: peach, nectarine, cherry, apple, quince, fig, almond and plum trees; poultry shed within orchard; established raised vegetable garden
- Granite based soils with award winning management history for the past 26 years with native pasture and some grazing lucerne
- Fenced in to 7 paddocks with secure stock water supply via bore and trough system with 83,000L bore water storage, 5 dams or retention basins to prevent soil erosion plus stone lined well
- Two stand raised board shearing shed with under cover shedding for approx. 150 sheep, steel sheep yards & loading ramp
- Garage/workshop, solar controller/computer and battery rooms



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INSPECT: By Appointment with
Exclusive Agent Only

NICK KIRSHNER
Property & Livestock

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AGENTS COMMENTS: The sale of “Bulgundara” presents an excellent opportunity to acquire a rural small holding in close proximity to towns, snowfields and schools, with an outstanding management history for the past 26 years, currently producing fine wool and fat lambs. The purchase includes an immaculate family home and all the infrastructure that goes with it.
Genuine vendors only selling due to downsizing.

