



# BROWN'S RURAL SUPPLIES

## REAL ESTATE

Deniliquin

\$265,000



**NEW**

### A place to call home

A superb five acre farmlet, located only 20 Kms from CBD that is ideal for the family or individual looking to get out of the hustle and bustle yet still be able to commute into town. The home is a lovely three bedroom dwelling with study and full en-suite to master bedroom. A country kitchen which is open plan, has plenty of cupboard space, the dining room leads off the kitchen and into a large lounge room with high ceilings and wood heater. Kids bedrooms both have built in robes and are also generous in size. Stock and domestic water via 5 MIL W/E and 4 bay machinery shed are included.

Conveniently located

Deniliquin

\$400,000



### Terrific Value

Not too many opportunities come onto the rural market- this is one of those rare times. This dry land farm of some 730 acres most of which has been used primarily for cropping and grazing is a beauty. The property is situated south of Deniliquin and offers an easy drive into town. 5 ML of stock and domestic water is available through the MIL channel system and property is fenced as one large paddock. The property has a great history of cropping / fat lambs and good farm practises have ensured that overgrazing has been kept to a minimum.

Inspection highly recommended.

Deniliquin

\$800,000 - \$850,000 Buyers



### Stop searching

If you have been looking for a few acres with river frontage and a good home, get on the phone now and call me to arrange your inspection. This property comprises of approx. 794 acres with two pump licences from nearby Colligen Creek. The home has been extensively renovated and consists of five bedrooms, huge rumpus room and timber kitchen. The property is on three titles and has 131 unit shares of water attached. Some shedding, good hay shed and steel cattle yards are included. Property has both Edward River and Colligen Creek frontage. Inspection is highly recommended but be warned don't dilly dally about or you will miss out.

Worth a look.

Deniliquin

\$180,000 plus buyers



**GREAT HOME**

### Loads of liveability

A large neat three bedroom family home with new kitchen, two toilets and two great living areas, bedrooms have built in robes and there is a ducted evaporative cooler and large wood heater in the home. Out doors a great block of land which has rear lane access, three sheds, a double garage/workshop and double carport. Gardens and lawns are all low maintenance and the home is conveniently located to schools and shops. Inspection is a must - genuine vendors.

Worth a look.

For a full listing of properties for sale visit [www.brownsrural.com.au](http://www.brownsrural.com.au)

Hay

\$110,000



**NEW**

### A great Buy

Calling all first home buyers and astute investors. This lovely three bedroom home on large block of land offers the purchaser the opportunity to have loads of room for the kids and pets to roam or has the possibility for a second dwelling (STCA) to be built on the back allowing for increased wealth.

Wall to wall carpets to living areas, vinyl to wet areas, wood heating, 20 x 10 steel shed and easy to look after gardens are some of the features of this property.

Whatever you choose the opportunity is here and available now.

Inspection is encouraged BE QUICK

Hay

\$360,000



**NEW**

### Living at its best

No expense has been spared when this architect design home of some 21 plus squares of living area was built. Soaring cathedral ceilings and true open plan living add character and warmth to the home. Three bedrooms plus study, spa to bathroom, large kitchen with quality stainless steel appliances, ducted heating and cooling make it comfortable all year round. Magnificent timber floors to entry, luxurious carpet to living areas, quality light fittings and ceiling fans further compliment this fine family home. Nestled on just under two acres of beautiful landscaped gardens and only a short stroll to Murrumbidgee River the only thing missing is you.

Inspect today.

## Water For Sale

### Lower Murray Ground Water

Temp.....260 ML @ \$ 65.00 ML

Perm.....280 ML @ \$950.00 ML

More water wanted - Call 5881 8803 now

## Businesses for sale

- Booligal:** Hotel leasehold, long term lease, great business with room for further growth genuine sellers **Asking \$100,000**
- Conargo:** General store, 4 bedroom house, fuel sales, take away food, terrific passing trade, tonnes of potential for further growth **Asking \$250,000 +**
- Ivanhoe:** Service Station Caravan/Cabin park, tyre fitting outlet, general motor repairs NRMA agency, great figures **Asking \$250,000 WIWO**
- Wanganella:** General Store/Post Office, 3bv residence, liquor sales, fuel, take away and eat in food, major tourist route, good solid business **Asking \$320,000 +SAV**



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