



BROWN'S RURAL SUPPLIES

REAL ESTATE

Mathoura

\$180,000 - \$200,000 Buyers

MAKE AN OFFER



Keen to sell

This three bedroom timber home has plenty to offer its new owners. Easy to look after low maintenance gardens, plenty of shedding, great water source including town water and stock & domestic from nearby Gulpa creek and overlooking a terrific dam/ornamental lake. There are approx 2 acres of land and the property is located within the towns' boundaries. An ideal home for outdoor entertaining with its out door ambiance and closeness to town centre. If you have been searching for a home with plenty of charm and character without the huge price tag then you have found it.

Call me now to arrange an inspection.

Deniliquin

\$265,000

NEW



Worth a look.

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.

Deniliquin

\$280,000

NEW



Stop searching

375 acres with creek frontage, 2 bedroom shack (needs TLC), timber cattle yards and a mixture of grazing / bushland. Soils are predominantly lighter sands with some heavier country along the creek. The property is situated an easy 40 km drive from Deniliquin CBD. This property is ideal for the individual looking for an investment or looking for somewhere that they can go do a bit of shooting, fishing, camping and ride the motorbikes. If this sounds like something you would like to do - get on the phone now and arrange your inspection. Vendors are genuine sellers.

Call me now.

Hay

\$360,000

NEW



Inspect today.

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.

For a full listing of properties for sale visit www.brownsrural.com.au

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

**Reserved
For your property**

More properties required for sale
If you have been thinking of selling
call us now

5881 8803

Water For Sale

Lower Murray Ground Water

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