



# BROWN'S RURAL SUPPLIES REAL ESTATE

Deniliquin

\$250,000 Plus Buyers



### Lifestyle living

How does this sound? Forty acres, twenty kms from town, made road, slight undulation to land, forest as backdrop, terrific water supply and storage, shedding and a good little two bedroom home with a/c, open plan living, patio area and established trees.

If this sounds like somewhere you could live give me a call to arrange an inspection or come out to the open house days as advertised. Genuine owners looking at relocating call today.

Call me now to arrange an inspection.

Deniliquin

\$265,000



### Get out of town

A superb five acre farmlet, located only 20 Kms from CBD and 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 neat three bedroom dwelling with study and full ensuite to master bedroom. The open plan country kitchen, 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 a huge 4 bay machinery shed are included.

Worth a look.

Deniliquin

\$280,000



### 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 cropping, grazing, 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



### 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.

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

Mathoura

\$180,000 - \$200,000



### Submit your offer

A lovely three bedroom timber home with plenty of features to offer its new owners. For a start there is easy to look after low maintenance gardens, plenty of shedding, great water source including town water and stock & domestic from nearby Gulpa creek and the entertaining area overlooks a terrific dam/ornamental lake. Set on approx 2 acres of land, the property is located within the towns' boundaries and is a short 30 minute drive to Echuca/Moama. 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.

## Thinking of selling?

Call us now

For an obligation free appraisal

5881 8803

0412 389 917

## For lease

2 x 2bv units heating/cooling quiet location  
Avail Now..... **\$110.00 each P/W**

5 bedroom farm house on 40 acres, shedding, numerous paddocks, reliable water supply, neat and tidy home  
Avail end June 2008 ..... **\$200.00 PW**

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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