



Agents Remarks

“Gorki Park” has a combination of several strong features included in which are an excellent “period” residence, permanent water supply. A prime location and although emphasis has been placed on equestrian working improvements. The property readily allows a variance of smaller rural enterprise.

“Gorki Park” is a neat low maintenance property that has little to no need for further improvement costs.

“Gorki Park” allows for a low capital entry into the rural lifestyle market & is recommended as an excellent value property.

For those that may wish to continue the current utilisation of the excellent equestrian facilities it is worthy of note that “Gorki Park” is central to regular horse racing facilities AT Albury, Corowa, Wodonga and Wangaratta while harness racing enthusiasts have access to meetings at Albury,, Wangaratta, Shepparton & Cobram. It is also worthy of note that highly regarded equestrian centres are at Albury, Wodonga and Wangaratta.

“Gorki Park” Sales Process

“Gorki Park” “Expressions of Interest” offers close 6th of September 2019

“Gorki Park” 117 Buckingham Rd, Norong via Rutherglen
Area of Land: 40 Acres: 16.20ha

“Gorki Park” Equestrian Enterprise.

A higher quality rural residential property with current usage being a thoroughbred agistment farm. A set income property. Capable of accommodating approx. 12 to 15 horses at any one time. The equestrian facilities have been built for ease of management.

Contact Bart Hanrahan
 M: 0455 583 652 | E: bart@bur.com.au

Property ID: 1656
BRIAN UNTHANK REAL ESTATE

BUR Albury
 640 Olive Street, Albury NSW 2640
 T: 02 6041 3777
 E: property@bur.com.au

BUR Wodonga
 Shop 3, 158 High St, Wodonga VIC 3690
 T: 02 6041 3777
 E: wodonga@bur.com.au

BUR Rutherglen
 100 Main Street, Rutherglen VIC 3685
 T: 02 6032 8977
 E: rutherglen@bur.com.au

BUR Howlong
 55A Hawkins Street, Howlong NSW 2643
 T: 02 6026 5956
 E: howlong@bur.com.au





“Gorki Park” Location

An easily accessed property central to all North East Victoria major regional cities and active townships. A most convenient location being only 2kms to the Murray River direct access and approximately 1km from the Murray Valley highway, 15kms west of Rutherglen, 40kms to Wangaratta City, 30kms to Yarrowonga or Lake Mulwala, 55kms west of the ever popular City of Albury, Wodonga and just 16kms from Corowa. A genuine rural lifestyle address within an easy commuting distance for employment, schooling and recreational activities.

“Gorki Park” Residence

A fully refurbished period weatherboard residence offering three (3) large bedrooms with BIR, modern open living incorporating an all electric kitchen and spacious meals and family areas. A huge under cover outdoor living entertainment area compliments this excellent family type home. Extra features include Reverse Cycle split system air conditioners, tiles and carpet floor covering, wide verandahs. A genuine modern yet country stylehome.

“Gorki Park” Gardens & Surrounds

Cottage style gardens, established lawns with long established trees and shrubs strategically placed to gain full advantage of every season.

“Gorki Park” Water

Excellent water supply that can only be described as permanent, with two (2) megalitre entitlements in a local water scheme supplied directly from the Murray River. The water scheme supply pumps directly into two (2) purpose built dams which in turn supply gardens, surrounds and all the paddocks, yards and farm improvements. A rainwater catchment tanks services the residence (50,000L).

“Gorki Park” Working Improvements

All improvements include:

- (a) “As new” colorbond lock up double garage/workshop shed with power and a concrete floor adjacent to the residence.
- (b) Extensive well maintained older type machinery, hay and storage shedding.
- (c) Four purpose built day yards each with an enclosed stable/loose box automatic water and deep sand yards.
- (d) All steel “round yard” with deep sand base.
- (e) Special riding area (menage) of deep sand base
- (f) Seven (7) individual agistment paddocks with laneway access covering (approx. 20 Acres) with high fencing. All paddocks serviced by a laneway, automatic troughing and an electric fence energiser. All fencing in excellent order.
- (g) Each paddock has improved pastures and would readily convert to “dry country” Lucerne providing another income stream.

“Gorki Park” Schooling

School buses provide access to both primary and secondary schools at Rutherglen and Corowa. Tertiary education at Charles Sturt University Campus Albury and Latrobe University Campus at Wodonga. TAFE Colleges at Albury/Wodonga and Wangaratta.

Whilst every care is taken to supply accurate information our company cannot be held responsible for any incorrect information.

