



**bur** Real Estate  
Selling  
*Rural and Rural Residential  
property since 1966*



**“Yalloak” 1068 Wymah Road, Bowna**  
75 ha—175 acres

**Auction Saturday 30th November 2019 at 11:00 am on site**

Small farming enterprise located in the most desirable Bowna Valley.

Easy commute to Albury-Wodonga via Hume Freeway.

Comprising excellent residence, quality infrastructure and outstanding water supply.

A well maintained, easily accessed property which will adapt to a range of rural pursuits.

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Property ID: 1710  
**BRIAN UNTHANK REAL ESTATE**

— The Original —  
Est. 1966 **bur**



#### **"Yalloak" Location**

Excellent location in southern NSW area. Albury city 38 kms via Hume Freeway and sealed Bowna/Wymah Roads. 45 kms to Holbrook, 124 kms to Wagga Wagga. 25 minutes to Albury Airport.

#### **"Yalloak" Main Residence**

Built in 1985, this light and airy family home offers comfortable living with delightful north facing aspects. The home is of brick veneer construction with a refurbished colorbond roof. An attractive entrance has a coat cupboard and leads to the expansive living on one side and the bedrooms on the other.

The home offers formal lounge with separate dining, built in cabinetry and central feature brick wall with open fire place. Large games/family room has both south and north sliding doors. Small balcony overlooks the front garden.

The Blackwood "country" style kitchen/family has an abundance of cupboards, drawers and bench space. A central island bench offers extra space and storage. The kitchen has large pantry, (5) five burner gas cooktop with plus size electric oven and Bellisimo dishwasher. Adjoining the kitchen is a large meals/family area with built in bookshelves, sliding doors and a central brick feature wall with slow combustion wood heater and a split system. Cooling is also via ducted evaporative heating and there are several bayonet points for gas heating. Bedrooms include a large master bedroom with windows and sliding door to garden. The dressing room has built in robes with a double vanity and the separate ensuite has a large window with aspects over the orchard and country side. Bedroom (2) two and (3) three have built in robes and northerly aspect. Bedroom (4) four has a sliding door to rear garden.

The family bathroom has a bath and shower, separate toilet and a separate vanity area. The large well-appointed laundry/bathroom has extra built in cupboards plus broom/utensils cupboards.

To the rear of the home is a large undercover entertainment area with a separate shower and toilet, cool room and brick paved floor.

The original "school house" circa 1930's is in excellent condition and is of solid brick construction with an open fire place. Ideal extra accommodation or home office. Adjoining this building is the original brick garage with glass sliding doors. Ideal extra accommodation or studio.

This highly functional home has quality fittings and fixtures throughout. Just move in and enjoy.

#### **"Yalloak" Garden and Surrounds**

Establishment is the main feature of "Yalloak" garden. The front garden offers a variety of deciduous and mature trees with attractive garden beds, escalonian hedges and a paved stone feature walk as a central focus. Roses at front have a red and white theme and include Mr Lincoln, white flora bunda and Camp David are mixed with perennials camellias and other varieties to create an attractive space.

The rear garden has (3) three original elm trees as a main feature. These offer beautiful colour and shade to the home and surrounds.

Spacious lawns, feature garden beds and established trees and shrubs make this garden a peaceful space to relax and enjoy. A fernery greenhouse, garden shed, cubbyhouse, chook yard and entertainment area complete the garden.

A fully established orchard includes, apricots, nectarines, plum, cherry, variety of apples, plum cot. The "fenced in" vegetable garden is adjoining the orchard. A variety of citrus, lemons, oranges and mandarins add to the many features.

#### **"Yalloak" Shedding and Working Improvements**

The original "Cumberoona" shearing shed and stable complex is a major feature of the property. This shedding is in excellent condition and combines all the wonderful timber used in original construction, Stringy Bark, Redgum.

18m x 9m Workshop with concrete floor. Single phase power

8m x 12m Hayshed – semi enclosed.

11m x 5m Garage/storage shed

#### **"Yalloak" Rainfall**

East of Albury and Bowna district in general, is regarded as 700 mm (28") annual rainfall area.

#### **"Yalloak" Land- Soils**

A mixture of undulating country and lower county flats with abundance of clover and annual varieties.

#### **"Yalloak" Fencing and Subdivision**

Excellent fencing with established laneways and tree lots. Excellent gate ways and hot wire around 80% of property.

#### **"Yalloak" Water**

Reliable water throughout the entire property with

- 1 x large catchment dam
- 49,000 litres water storage fed from spring fed dam solar pump.
- 73,000 litres water storage fed from spring fed well solar pump.
- Third spring with 4 metre well ring (not currently in use)
- 24,000 gallons rain water storage for home.
- Large spring fed dam with 17 megalitre entitlement. Electric start irrigation pump on dam.

#### **"Yalloak" extra details**

- Third daily mail delivery
- School buses to Table Top and all Albury schools at the gate.
- Easy access to Bowna fire shed

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