



Mogendoura, 470 Larrys Mountain Road

The Holy Grail of Horse Properties.

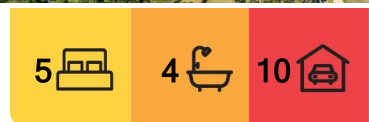
The perfect horse property doesn't exist...or does it? this could be it right here, ready to move in so you can just get cracking on making your dreams come true. No fences to replace or stabling to add, it's all been done!

This property is only 7 kms from Moruya, has sealed road to the gate and with the school bus that picks up from the road out the front, it would make for the best family home ever! Comfortable, mostly renovated 5 bedroom, 3 bathroom home on 16.91 H (just over 41 acres) of arable grazing land split into 19 paddocks of various sizes, with 17 of them having rubber lined metal/colorbond shelters, and 7 of them with holding yards.

There's also a totally separate guest accommodation suitable for holiday visitors, extended family or manager's residence, set up away from the house.

There is a broodmare barn consisting of 4 stables, 2 with yards (extra large for foaling) and 2 separate holding yards, also a mare & foal crush and a wash bay.

There's a rubber lined 15m round yard and a grassed arena (not currently being used, but could be revitalised easily enough)



For Sale
\$2,400,000

View
ljhooker.com.au/MAXF9Z

Contact
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Water is not an issue with a permanent supply available from the creek at the back of the property supplied to 17 paddocks via underground water pipes plumbed to the electric pump. There is also 150,000 ltr of tanks and 2 paddocks are watered by 2 of the 4 dams on the property...Dare I say it?, but wait there's more!

- 2 sheep paddocks connected to tank water• bird aviary• cattery with its own run, enclosed Veggie garden.
- 1 massive barn consisting of feed area, tack area, tractor and float parking & hay storage
- double garaged area coming off large concrete floored shed, also with vehicle access, suitable for mechanics shop, currently being used as a workshop (great storage for boat, camper, quads, ATV's or extra cars etc) • small shed for mowers, as well as double garage off the house.

I could go on forever but you're better off giving me a call and I'll send you an information sheet consisting of everything you need to know and a contract of sale.

Spectacular and rare, perfect for breeders, the horse fancier, the competitor, racing enthusiasts- as it is spelling horses currently or just the average Joe Bloggs horse enthusiast. It is currently holding 35 horses comfortably.

Of course you don't have to have horses, would suit alpacas, goats or sheep. Either way give me a call, you won't regret it.

More About this Property

Property ID	MAXF9Z
Property Type	AcreageSemi-rural
Land Area	16.91 hectare
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (4) Dishwasher Workshop Built-in-Robes Fully Fenced Remote Garage Slow combustion stove Studio with bathroom 3 x Machinery sheds 3 x Stables 4 x Birthing stables

Karen Herrick 0417 990 014

Licensed Real Estate Agent | Auctioneer | Licensed Stock & Station Agent |
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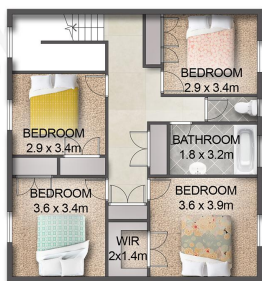
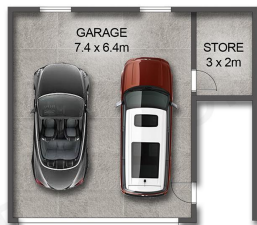
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Approximate floor area
 House: 460 square metres
 Including alfresco, patio's and garage
 Granny Flat: 77 square metres
 Property includes extensive shedding throughout.



Block Size: 39.8 acres

All measurements are approximate and are intended as a guide only