

1109 Princes Highway, Mogo

## Opportunity Knocks!

Marwarra Farm is a unique, almost coastal property, you are surrounded on three sides by water with around 3.7km of Tomakin River frontage. This offers privacy from the outside world, as well as small boat access out to the mouth of the river and the sea. The waters are a haven for fish and in the summer mud crab is on the menu!

The property is fully cleared with select shade trees, split into six main paddocks with five dams. With 226 acres of rich alluvial soil there is plenty of scope for your agricultural pursuits. Currently, it is carrying around 110 cattle and 120 sheep plus some goats and is well positioned for growing crops or flowers for the Canberra markets, with a large dam plus 4 smaller dams, water is not a problem. Perfectly positioned, only two hours from Canberra and approximately 15 minutes from the busy tourist town of Batemans Bay, with the agricultural hub of Moruya close by. There is the prospect of eco-tourism or a farm stay experience, just consider the possibilities. On the river and so close to the beaches of Tomakin and Broulee.

A generously sized homestead has plenty of space and a real country feel for the largest family, featuring high ceilings and a large kitchen hub including an oversized walk-in pantry taking you back to the ground days of yesteryear. There is a games room along with multiple living areas to relax in.

Next to the home, is a triple garage with 3 extra carport spaces

5 3 6

### FOR SALE

\$4,500,000 - \$4,800,000

### VIEW

By Appointment

### AGENTS

Rob Routledge

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### AGENCY

LJ Hooker Batemans Bay

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attached, a fenced-in house yard to keep the pets and wandering toddlers in, as well as an indoor solar-heated 11-metre pool. The property infrastructure consists of a 22m x 9m 3 bay machinery shed, timber cattle yards with a loading ramp, a single stand shearing shed, and brick stables.

Mogo Wildlife Park is across the river, so you have some interesting neighbours and some unique sounds drifting through the air!

I have marketed and sold quite a few local acreage properties and "Marwarra" presents so many possibilities and options for the savvy property owner. Currently zoned RU1, but in the growth corridor between Broulee Road and Tomakin Road who knows what this investment may hold in the future.

Nothing like this has come to market in many years in the Batemans Bay area, it's a hidden gem for the savvy buyer. Call me now to book your private inspection or discuss any aspect of this one-off opportunity.

## MORE DETAILS

Property ID	120UF8F
Property Type	AcreageSemi-rural
Land Area	91.45 hectare

### Rob Routledge 0414 235 976

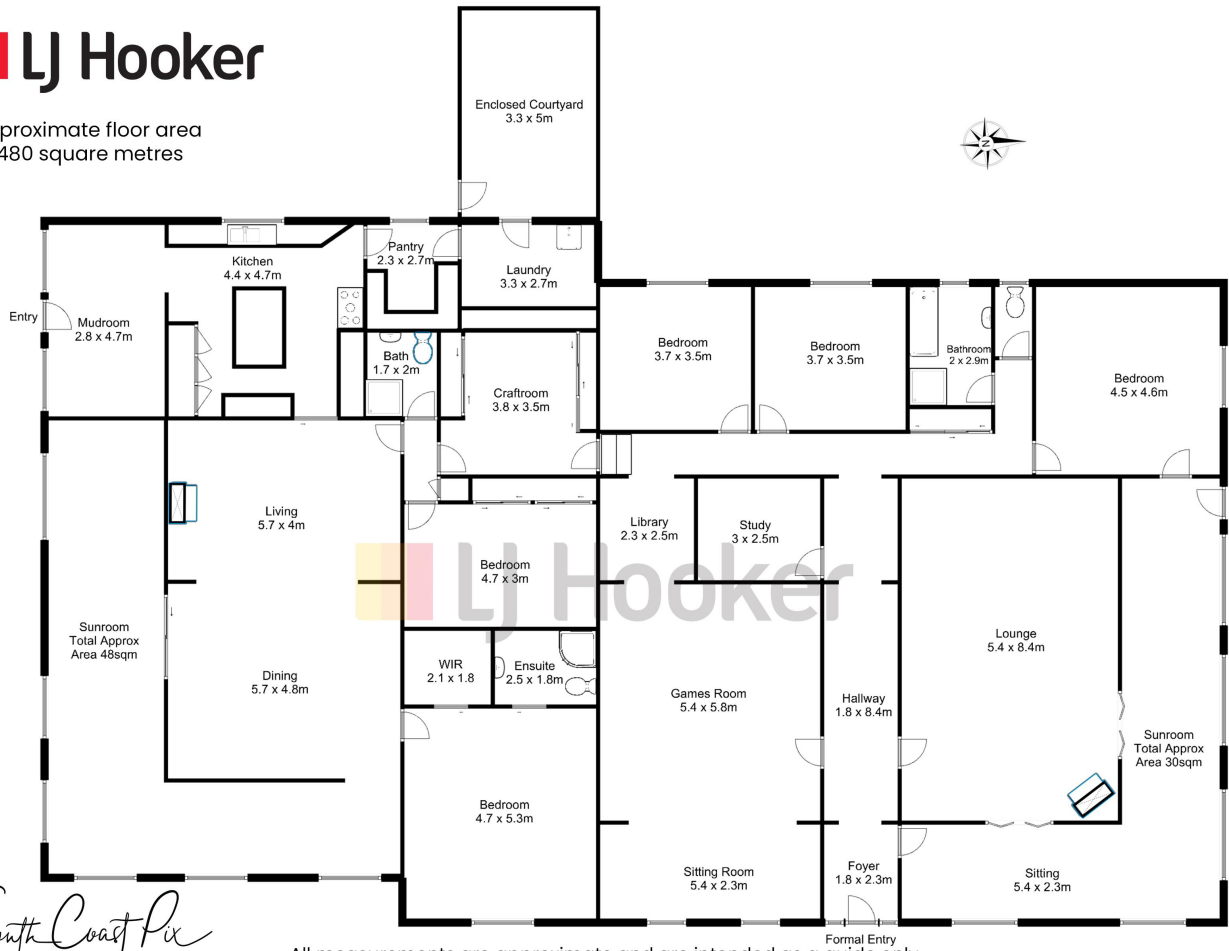
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Approximate floor area  
480 square metres



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All measurements are approximate and are intended as a guide only