



2A Russell Road, Woodford Island




## FOR SALE: 2A Russell Road, Woodford Island NSW 2463

Discover the ultimate off-grid lifestyle on this remarkable 106-acre property, nestled on picturesque Woodford Island. A rare gem, this fully operational farm is impeccably designed for sustainability, productivity, and comfort-an opportunity not to be missed!

The property operates entirely off-grid, powered by a robust 6.6 kw solar battery system with a reliable backup diesel generator, ensuring energy independence year-round. Its infrastructure is second to none, boasting fully fenced paddocks, all equipped with water troughs to support livestock efficiently. Cattle management is a breeze with well-maintained yards and two spacious machinery sheds for all your farming equipment and storage needs.

Dedicated to maximizing grass yields, all paddocks have been expertly mulched, promoting healthy pasture growth for optimal cattle condition. This meticulous attention to land care ensures consistent productivity, making it ideal for experienced graziers or those seeking to establish a thriving farming enterprise.

The natural beauty of Woodford Island is the perfect backdrop to this unique property. Its expansive, fertile lands offer both practicality and

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**FOR SALE**  
NEW PRICE \$1,199,000

**VIEW**  
By Appointment

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 **LJ Hooker**

aesthetic appeal, with the rolling paddocks providing ample space for cattle grazing or diversification into other agricultural pursuits.

This property's seamless integration of modern farming practices with self-sufficient living makes it an exceptional find in today's market. Its location on Australia's largest inland island adds a layer of exclusivity and tranquility, while still being easily accessible to nearby amenities.

To truly appreciate the scale, quality, and potential of 2A Russell Road, you must see it for yourself. Properties of this caliber, offering off-grid functionality and pristine farmland, are increasingly hard to find.

Don't miss your chance to secure a standout property that offers sustainability, productivity, and unparalleled rural charm. Contact us today to arrange your inspection and experience the true essence of this impressive farm.

Inspection by appointment

Disclaimer:

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## MORE DETAILS

Property ID	ERJ08
Property Type	AcreageSemi-rural
Land Area	106 acre
Including	Air Conditioning Toilets (2) Fire Place Balcony Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Solar Panels Water Tank

**Greg Hall 0411 286 188**

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.