



Portland, 502 Back Cullen Road

"Praelands" —45.515 Hectares (112.5 Acres) & Two Homes

A fantastic opportunity to purchase a prime grazing title with the advantage of 2 farmhouses (both with townwater and individual private aspect).

The property is located just 4 minutes drive from Portland town centre and has the advantage of potential subdivision (STCA) with R5 Large Lot Residential zoning.

Main Homestead:

A substantial 3 bedroom residence, clad construction, 2 living areas, neat kitchen and bathroom and outstanding rural and mountain outlook.

6m x 7m Double Colourbond Garage

19m x 9m 3- bay machinery shed

Second Farm Cottage:

A very comfortable 2 bedroom clad cottage, (1988 construction), modern interior, A/C unit, cosy log fire, open plan living area and sunroom. A beautiful established country garden featuring a picturesque Tuscan theme, including a grape vine covered pergola, feature



LAND 112.50 acre

For Sale
AUCTION

Contact
Jamie Giokaris
0418 201 028
jgiokaris@ljlithgow.com.au
Jamie Giokaris
0418 201 028
jgiokaris@ljlithgow.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Lithgow
(02) 6351 2548

courtyard, fruit trees and lavender lined paths. A private aspect completely separate to the main homestead. Being sold fully furnished and absolutely ideal as a weekender or farm stay income earner.

A single garage and single carport complete the picture

Excellent gently sloping grazing land ideal for beef cattle or other livestock production. Water reliability is a real feature of this long held, well appointed rural property, with 2 dams and a stock water system of 4 town water troughs.

A once in a lifetime opportunity for an extended family and a property just 2 and half hours west of Sydney that just screams future potential and family weekender all in one.

More About this Property

Property ID	1HHYF9X
Property Type	Lifestyle
Land Area	112.5 acre

Jamie Giokaris 0418 201 028
Principal & Licensee | jgiokaris@ljhlithgow.com.au
Jamie Giokaris 0418 201 028
Principal & Licensee | jgiokaris@ljhlithgow.com.au

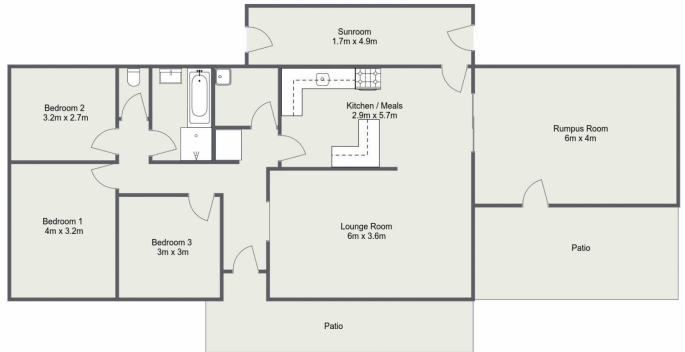
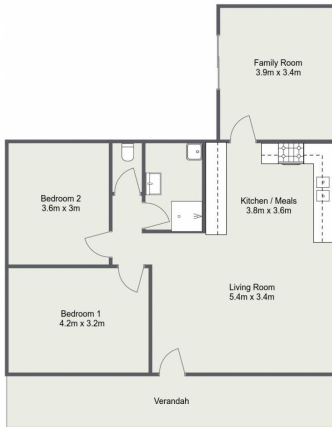
LJ Hooker Lithgow (02) 6351 2548
201 Main Street, LITHGOW NSW 2790
lithgow.ljhooker.com.au | enquiries@ljhlithgow.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Lithgow
(02) 6351 2548

502 Back Cullen Road, Portland



Please Note: The above dimensions are approximate and are intended to be used as a guide only.
Interested parties are urged to rely on their own enquiries.