



## 75 Womelguy Road Woolooma NSW

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Situated in the tightly held Stewarts Brook this fertile 50 Acre property is an ideal spot to raise the family. Made up of mostly creek flats and rising slightly to quality grazing country. The property is mostly open with scattered shade trees. There is a pump on the creek and irrigation mains in the creek paddock, with 44,000 litres of tank storage from the creek, This property also has a 27 Mega liter irrigation license. The homestead has 3 big bedrooms plus 2 sleepouts. The kitchen features a combustion stove and has reverse cycle air conditioning. There is a good size lounge, main bathroom and laundry with 2nd toilet. There is also a 2nd cabin in need of repair. For storage there is a large iron machinery shed and 2 bay carport. Held in the same family for over 50 years, this is a great opportunity to secure a small acreage.

**Price** : \$ 755,000  
**Land Size** : 50 Acres  
**View** : <https://www.jtsrealty.com.au/sale/nsw/hunter-valley-upper/woolooma/residential/rural/7956992>



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