

BULLA BULLA
NSW AUSTRALIA



63,816 Acres ~ 25,825 Hectares

Location

This large scale property is situated West of New South Wales, 70 minutes from the prosperous town of Cobar adjacent to the Barrier Highway.

Cobar Shire with a population of 7,000 people is a bustling and prosperous town, it also has excellent road, rail and air links to Australia's capital cities.



Description

This magnificent, very large 63,816 acre property, (100 square miles) consists of a beautiful combination of cleared to semi-cleared mixed timbered country with a melange of natural pastures. The entire Estate is blessed with never ending beauty, there are picturesque park like prairies amongst large sheltered open valleys and plateaux with endless panorama as far as the eye can see.

It comes complete with over 100 kilometers of established stock proof fences and eight enclosed paddocks. The land is well watered with permanent crystal clear artesian bores and established catchment areas with dams.

The improvements include a 4 bedroom homestead with enclosed verandas, electricity and phone connected, satellite TV, broadband and cell phone reception. Other improvements include: machinery shed, workshop, storage shed, yards and shearing quarters.





Features

Bulla Bulla Estate is a very large scale property with exceptional investment opportunities.

- Permanent Water from crystal clear Artesian Bores, including excellent catchment areas and dams.
- Over 100 kilometers of established stock proof fences
- Lease in perpetuity (It runs forever!)
- Very fertile deep red soil
- Adjacent to the Barrier Highway
- 18 kilometres of Council maintained road frontage
- 18 kilometres of electricity line running through the property
- Telephone, Broadband and mobile phone reception available
- Eight large enclosed paddocks
- Established four bedroom homestead, workshop, sheds and shearing quarters
- 2 hrs flight from Sydney
- There are 40 flights per week from Sydney to Cobar



What makes Bulla Bulla Estate a unique investment is its accumulation over time of many sought after benefits. These include its rich and fertile red soil, permanent water, cleared level to undulating land, scenic rock formation which is complimented with established mix timbered country.

Bulla Bulla Estate benefits from 100 kilometers of stock proof fencing which run through its 8 paddocks and includes an established homestead and several farming improvements.

Being adjacent to a major highway and fronting a council maintained road, it is comprehensively serviced by electricity and up to date telecommunication accessibility.

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