



**BINJURA**  
218 Bidgee Road

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## UNDER OFFER

### Sold

If you want to be out of the “rat race” but not too far out, this property could be for you.

It is private and secluded, but only 5 minutes drive from town. The 4 Hectare (10 acre) block is a natural “bush” hill which provides a commanding view of the valley below. Native wildlife may be regular visitors.

Improvements include a quaint, hardiplank cottage (57.7 sq metres). It offers a kitchen/living room with a wood burning heater, a shower room, 2 sleeping areas, pantry and laundry/toilet. It is insulated in the walls and ceilings and has pine lining throughout. Electricity is part 240 volts and 12 volts for lighting.

Sheds include a single garage and a store shed.

Town water is connected. Septic sewer system.

Four water tanks. (39000 litres)

Comment – This property represents an opportunity to live a quiet life, amongst nature yet close to town.

Price – \$245,000


Agent – Don Menchin 0413 028 795

View – By appointment only.

<b>Property ID:</b>	L1133043
<b>Property Type:</b>	AcreageSemi-rural
<b>Garages:</b>	1

## AGENT

**Don Menchin**

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