



## One Of The Districts Best

Commercial Farming

Braeburn, 553 Coolalie Road, Yass, NSW 2582

**Floor Area:** 0 m<sup>2</sup>

**Land Area:** 244.60ha (604.42 acres)  
(approx)

**Sold**

Contact Agent

Sold: Thu 12-Nov-20

### Property Description

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LAWD are pleased to present for sale Braeburn, a proven high-rainfall grazing platform with a history of sheep and cattle production. The Property is in a high-growth region of New South Wales and features development upside through permissible subdivision under the Yass Valley Local Environmental Plan.

#### KEY INVESTMENT HIGHLIGHTS

##### LOCATION

Situated seven\* kilometres north east of Yass, with enviable access to local service towns, major livestock markets, capital cities, NSW snow fields and NSW south coast.

##### SCALE

Spanning 244.6\* hectares (604.5\* acres) of which 234\* hectares (96%\*) are arable.

##### SUBDIVISION

Further subdivision is permissible under the Yass Valley Council Lo



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