

QUALITY LISTINGS REQUIRED



Chain Bar Oil
20L under
\$100

Caltex Oils
Delo 400
save \$20

Glysophate
20L under
\$100

Free
Coffee

Dynamic Lifter
standard \$10
\$25kg

Ride On
Mowers
discounted

Free
45kg
Gas

Opportunities in the property market

Anyone watching the local market in recent times will have noticed a steady increase in prices. This trend is set to continue with the current lack of quality rental properties and the arrival of mining workers for the nearby Dargues Gold Mine.

This is the best time for potential investors to buy into the market before we see the full impact of this trend. Investors who have been observing mining activity in other regions, and acted promptly, are now reaping a good return on their investment, both in capital gain and rental return.

Braidwood properties are still relatively inexpensive compared to surrounding areas. Local investors are lucky to have the knowledge of what is happening in our real estate market before outside investors inflate the market even further.

Reg O'Connell from Landmark Daniel Walker has a number of investment properties available, all showing a healthy return.

Please contact Reg if you are interested in either investing in this promising market or alternatively if you would like an obligation free market appraisal on your property.



• Reg O'Connell from Landmark Real Estate.

CALL REG O' CONNELL
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Landmark Real Estate Braidwood
www.braidwoodproperty.com.au

LANDMARK
Daniel Walker

RURAL PROPERTIES
FOR SALE

511 FARRINGDON ROAD VIA BRAIDWOOD

Farringdon Valley Views

This 70 ha (171 acre) property comprises 3 titles and is located 13 kms from Braidwood on the Farringdon Road. Fenced into 4 main paddocks, this property has been running sheep and cattle with more than half the property pastured improved and recently limed.

There is a small shearing shed and machinery shed with a set of cattle/sheep yards. Power and phone are available on the Farringdon Road. This property has a building entitlement with fantastic elevated building sites and views to the south. Water is from 4 dams and a seasonal creek. A great small farm close to Braidwood.

Asking Price:
\$310,000
Web ID:
LBW2752



4691 COOMA ROAD, KRAWARREE

Productive Farm on the Shoalhaven River

Approximately 50kms south of Braidwood, this little piece of paradise is the perfect weekend get-away or full time retreat.

With long frontage to the pristine Shoalhaven River and 6 dams, water is secure. Fertile river flats and slightly undulating land with a good northerly aspect provide a fantastic opportunity for market gardens or productive land for grazing.

The three bedroom homestead has been recently updated and is now a comfortable family home with a mix of modern country influences.

Asking Price:
\$450,000
Web ID:
LBW3533



8242 NERRIGA ROAD, TOMBOYE

Historic Farm with Subdivision Potential

101 hectares (250 acres) of native grazing country and natural bush, with Ningee Nimble Creek, approximately 28kms from Braidwood and 82kms from Nowra.

The property comprises an historic 1950s three bedroom weatherboard cottage with power and phone, and a large shearing shed. Close to Morton National Park.

The property is in 4 titles and will also be offered in 2 lots.

Asking Price:
\$575,000
Web ID:
LBW2647



560 COOMA ROAD, BRAIDWOOD

Gourock

Just 6kms from Braidwood on a sealed road, this 47 hectare (117 acre) property has all you could want in a country property and more.

Four bedroom homestead has views across the Jembaicumbene Valley. There are formal and casual living areas linked by a modern functional kitchen. The main bedroom has a walk through robe and ensuite. The other bedrooms have built in wardrobes.

Two huge machinery sheds, and a large hay shed. All paddocks have excellent fencing as well as electric stand-off, and at least 1 dam.

Asking Price:
\$800,000
Web ID:
LBW3424



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