



### 741 Bowna Road Mullengandra NSW

- Water Security is a feature of the property which is highlighted by the ever-reliable permanent Mullengandra Creek and a large capacity Dam.

- A rare and remarkable opportunity just 20 minutes North of Albury in a highly sought-after location, be part of a close-knit local community.

- Enjoy the stunning views of the Table Top and the Yambla Range.

- Highly productive alluvial creek flats sown down to quality pastures with regular fertilizer history, fantastic fattening country.

- Fenced into two paddocks, established tree plantations along the boundary and between paddocks. This provides

**Price** : \$ 500,000  
**Land Size** : 22.54 ha  
**View** : <https://www.kanerealestate.com.au/sale/nsw/murray-region/mullengandra/residential/land/5747752>



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