

Slate Hill – Australia

13407 Hume Highway, Woomargama 2644, New South Wales



DAVIDSON
& ROBERTSON
THE RURAL EXPERTS

Introducing

Slate Hill – Australia

13407 Hume Highway, Woomargama 2644, New South Wales



We are delighted to introduce this outstanding equestrian property with many environmental credentials. If you have been dreaming of that big move down under here is the opportunity!

Located 15 mins from Holbrook, 25 minutes from Albury and 30 minutes from Albury Airport. Just over 3 hours from Canberra and just under 4 hours from Melbourne. Situated on the Hume Highway- for ease of access.

The property extends to 112.5 hectares (278 acres) suitable for agriculture, equestrian and nature. 3-bedroom house constructed in 2014, fully off-grid and thoughtfully designed.

- Outstanding lifestyle or business opportunity
- Stunning 360° views from an elevated site
- Approved for an equestrian quarantine facility
- 13 main paddocks
- 70 x 30 flood lit sand arena
- 4 large rubber lined stables with storage units
- Located on the Woomargama National Park Corridor

Introducing agents



Davidson & Robertson
7M Lakeland Business Park
Cockermouth
Cumbria
CA13 0QT

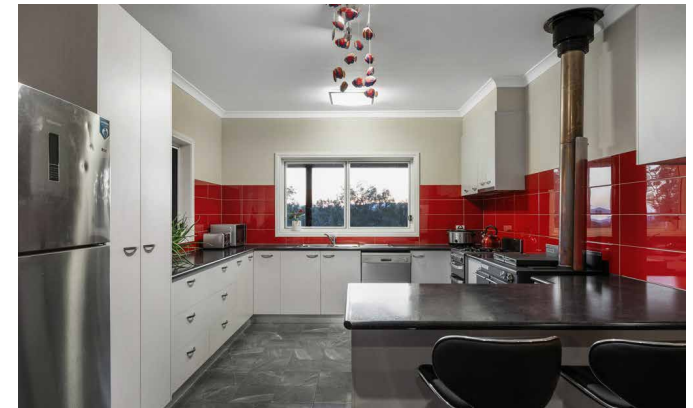
Tel: 01900 268 633
Fax: 0131 449 5249
Email: sales@drrural.co.uk
Web: www.drrural.co.uk

Selling agents



Ray White
7a High Street
Wodonga
Victoria 3690

Tel: +61 (2) 60566778
E: mathew.carmody@raywhite.com
Web: www.raywhite.com Ray White



Slate Hill is situated in a quiet, rural area with gently undulating hills and valleys with a mix of open grazing land and native bush. Woomargama village is a small rural village with Post Office and Community Hall. The main regional service centres are Holbrook about 15 minutes and Albury about 25 minutes which have shops, schools and medical services.

Access

The property is accessed via Hume Highway off a rest area. This offers fast access north-south between Sydney and Melbourne

Video

https://youtu.be/xmte_XzdZ2w

Description

House

The accommodation consists of a three-bedroom single storey property constructed by a renowned local builder benefitting from large windows and glass sliding doors all round to encompass 360° landscape views. Practically designed with ample storage space and built in wardrobes. 6mm double glazing maintains warmth in the winter and cool in the summer, solar PV and rainwater harvesting.

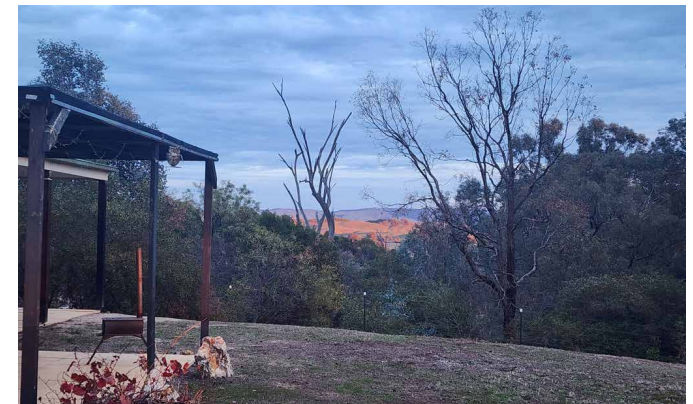
Land

The land extends to approx. 112.5 hectares (278 acres) and consists of approx. 100 areas of grazing land suitable for agricultural use. Many internal tracks and trails across the property for pleasure riding and fitness with natural cross-country jumps. There is an abundance of wildlife and nature opportunities.

Stables

The stables comprise 4 large rubber lined stables, with feed, hay & equipment storage units either side.

The property is available as a whole.



Viewing

By strict appointment with the Selling Agents: Ray White, 7a High Street, Wodonga, Victoria 3690 Telephone: +61 (2) 60566778 or via email: mathew.carmody@raywhite.com All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.

Restrictions

The Property is understood to have conservation restrictions on the use of the land. The land excludes Minerals and is subject to reservations and conditions in favour of the Crown. Information should be sought from the Selling Agent with regard to Restrictions.

Rights of way

The access road is Crown Land and further information should be sought from the Selling Agent.

Important Notes

Interested parties should register their interest with sales@drrural.co.uk or to Suite 7M, Lakeland Business Park, Cockermouth, Cumbria, CA13 0QT. Should a proposal be submitted to the office address please also confirm via telephone or email. The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date.

Following an inspection and having carried out suitable due diligence with regards to the subjects any offer should be made to the selling agent mathew.carmody@raywhite.com Ray White, 7a High Street, Wodonga, Victoria 3690

The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties. A closing date for proposals may be fixed. The owner is not bound to accept any proposal, or go to a closing date.

Offers and Anti-Money Laundering (AML) Regulations

All offers should be submitted to the Selling Agent. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate

this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. Particulars and misrepresentation These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or

lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.

4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.

6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.

7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.

8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.

11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Photos taken by the Vendor during 2025 and 2026





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PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

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www.drrural.co.uk