

**130 Marble Hill Road, Goulburn, NSW 2580**



**Mixed Farming For Sale**

Monday, 22 April 2024

130 Marble Hill Road, Goulburn, NSW 2580

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 9**

**Area: 36 m2**

**Type: Mixed Farming**



Levi Peterson

0491603316

## **Auction (Unless Sold Prior)**

"Kurrajong Park" located in the scenic and highly desired Kingsdale region, this stunning 90 acre parcel of paradise comes with views to die for & enough water available to keep the land looking pristine and animals healthy. This property suits all purposes, from horses, cattle/sheep farming & cropping to the private getaway from society and keeping within minutes of Goulburn's conveniences. Features include: \* Approx. 36.49 hectares or 90 good acres \* 7 dams & bore connecting to 4 troughs \* 9 good pasture improved paddocks \* Elevated 3 bedroom home with views over Kingsdale & surrounds \* Main bathroom with shower & bath plus second toilet in the garage \* Kitchen with gas cooktop & electric oven \* Slow combustion wood fire featuring an oven & cooktop plus ceiling fan \* Single attached garage with remote access \* Approx. 92,000L fresh rain water storage \* More than enough storage with 2x 40 foot shipping containers, 1x 20 foot shipping container \* 12m x 4m shed with extra toilet & shower, 6.8m x 3.8m green house, 8m x 4m shed with power \* Workshop with benches, shelving & in built air compressor with retractable hose \* Fully equipped shearing shed including grinder, wool press, wool table \* Steel sheep yards & ramp plus cattle yards, ramp & crush \* Large established orchard with a variety of 24 fruit trees & veggie gardens \* 2 enclosed dog runs with water plus chook coop \* The land is currently achieving \$11,000pa house not included \* Rental appraisal of \$650-\$700pw \* Located in the scenic district of Kingsdale, only minutes from Goulburn, 25 mins from Crookwell & 1.5 hours from Campbelltown Call Levi on 0491 603 316 to book your private inspection as there is a lot more than meets the eye.