

1 Copper Creek Road, Captains Flat, NSW 2623



Residential Land For Sale

Saturday, 18 May 2024

1 Copper Creek Road, Captains Flat, NSW 2623

Area: 2 m2

Type: Residential Land



John Buckley

Online Auction

Registrations underway, contact agent urgently to register for this NO reserve auction. The AUCTION IS ONLINE, do not turn up to the land and expect to an auctioneer standing in the snow. Relax and watch from home. Much easier for us all. This is a fascinating block. It appears to be fully fenced, and surveyed, has outstanding views and it is elevated. Situated above the old Captains Flat Railway siding, it has awkward access, making it ideal for a hideaway home. Here is what we think we know. - Block Size 2.13H (5.26 Acres) with dwelling eligibility according to Palerang Council Letter 4 July 2014 (yes, you can request a copy). The land offers several, somewhat 'levelish' options to build, but there are some challenges for intrepid settlers to consider so its not for the faint of heart. It would appear difficult, and maybe impractical to drop in a relocatable house, but (subject to approval from all appropriate government bodies) it appears to be perfect for a kit home or grand design. If you can get past the access and satisfy former mining contamination in the area, and possibly the block, then the reward will be a fair whack of personal satisfaction. So why buy it? - The view is awesome!- It is likely to be a fraction of the price of Canberra Land- The upgraded Captains Flat road makes the drive pretty easy. - You want a challenge in your life and Pickleball doesn't cut it. - You love the idea of Huntin, Fishin, Shootin. 4WDs and solitude. - You want to build your off-grid tiny home on big land. - Awesome Telstra Phone Service and nbn® Fixed Wireless (FW) And how much will it sell for? The truth is, nobody knows. The owners have had it for a lifetime, there is nothing similar for comparison, so it is up to the market. The Auction has no reserve, this means if there is one bidder, they will be the buyer. Otherwise, the market will tell us what it's worth and everyone who thought it was too cheap can kick themselves for not bidding. If it sells for more than your budget, at least you gave it a 'red hot go'. -Register your interest now. The formal pre-auction registration will open on May the 31st. The final bidding stage (Online Auction) is on June the 28th. Only registered bidders will be given the opportunity to counter a pre auction offer. *All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.