1076 Spring Range Rd, Springrange, NSW 2618
Sold House

Friday, 25 August 2023

1076 Spring Range Rd, Springrange, NSW 2618

Bedrooms: 3	**Bathrooms: 2**	**Parkings: 2**	**Area: 93 m2**	**Type: House**

Mark Johnstone
0414382093

Contact agent

MASSIVE PRICE REDUCTION!A rare opportunity is here for you to run a fertile productive 230 acre farm with ample water or just enjoy a peaceful semi rural lifestyle close to Canberra. Perhaps complete the subdivision, keep one of 172 acres or 58 acres and sell the other or just land bank for the future? With a recently renovated three bedroom home and four large sheds on the property, the opportunities here are endless.The previous owners obtained council approved Development Consent (DC) to subdivide the property into two properties, commenced the subdivision but did not complete, so it is your choice to: 1/ reactivate the approval immediately, 2/ complete within an alternative time frame that suits you, or 3/ not progress subdivision at all.The three bedroom, two bathroom home has recently been partially renovated including new large kitchen with new appliances, new flooring, painted throughout internally and externally. You could move in and make further updates that you desire or rent it out whilst building your dream home under the Dual Occupancy Entitlement. If you progress and complete the subdivision, build a second residence on that same 58 acre Lot (subject to council approval-STCA) and the second 172 acre Lot also offers Dual Occupancy Entitlement (STCA).The land is undulating and divided into five large paddocks all with good pasture and plenty of water including eight dams, natural springs and a permanent creek with 2 crossing locations. The previous owner successfully ran approximately 80 cattle on the property. You won't be short of shedding here! In addition to the 7 mtr X 6 mtr open double garage, nearby is a 8mtr X 6mtr metal double garage , 7 mtr X 8 mtr metal shed with roller door and at the front of the property a 12 mtr tall 13 mtr X 10 mtr garage/shed. Venturing over the creek to the back paddocks you'll find the 10 mtr X 6 mtr shearing shed with concrete floor, high roller door, separate toilet room, 2000 ltr poly water tank, sheep race, holding yards and crush.Properties in the Hall Region are always sought after and understandably so, being so close to the conveniences of Canberra, yet offering picturesque open country views and a lifestyle that can't be topped! You can see your family living here, so why not make that dream come true.Call Mark Johnstone today on 0414 382 093 to arrange inspection or come along to our next open exhibition.Features Include:HOMESTEAD*Recently renovated 3 bed home*145m2 (approx) living area*Home overlooks picturesque dam*New large kitchen with new electric appliances*New flooring to kitchen & living *New carpet to bedrooms*Built in robes*Ensuite with spa bath & shower, separate toilet & powder room*Bathroom off laundry*Combustion fireplace in lounge/living room*Covered full length verandahs*Easy care gardens*30,000ltr (approx) concrete rain-water tank*Standard septic system*Metal open front double garage/workshopINFRASTRUCTURE AND LAND*230 acres (approx.) 93.44ha undulating pastoral land*Council Development Consent granted for subdivision (requires reactivation)*Single phase power*5 paddocks*Carry approx 80 cattle*30,000 ltr (approx) concrete water tank at western boundary*8 dams (some spring fed)*Permanent creek with 2 crossings*Great picnic area/s by the creek*30,000 ltr Concrete water tank at western boundary*13mtr X 10mtr Tall (12mtr approx) garage/shed at front boundary*7mtr X 8mtr metal shed with roller door*8mtr X 6mtr metal double garage with tilter door, combustion fire, 1k ltr poly water tank*7mtr X 6mtr Chicken shed*10mtr X 6mtr shearing shed (no power) with toilet, 2k ltr poly water tank, yards, race & crush*Dual Occupancy Entitlement to both Lots (subject to council approval)*Rates $4,292.00pa*Easy 15 min drive to Hall & 35 min to Canberra CBD (Approx)*From Barton Hwy go via either Nanima rd or Spring Range rd