

1084 Springrange Road, Springrange, NSW 2618



Residential Land For Sale

Friday, 14 June 2024

1084 Springrange Road, Springrange, NSW 2618

Area: 70 m2

Type: Residential Land



Mark Johnstone

0414382093

Auction 20/07/2024

Take your pick! This two lot subdivision offers you the choice to purchase either 1076 Spring Range Road or 1084 Spring Range Road with both just over 10 minutes drive to Hall & Gold Creek. 1084 SPRING RANGE ROAD - (LOT 2 Vacant Land with Sheds) A rare opportunity is here for you to run a fertile productive 172 acre farm with ample water or just enjoy a peaceful semi rural lifestyle close to Canberra. Upon arrival at the front of the property you'll see the impressive 12 mtr tall 13 mtr X 10 mtr garage/shed and close by a 30,000ltr (approx) concrete rain-water tank. Approaching the creek foreshore and beyond you'll find a great selection of fantastic building site options with beautiful countryside views. Venturing over the creek to the two 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. Past owners found this block extremely fertile with excellent water and stock carrying capacity, so whether you plan to run your own stock or agist out to neighbouring properties to run for you, there is good income to be earned. Features Include: *172 acres (approx.) 70HA undulating pastoral land *3 paddocks *Carry approx 65 cattle *30k ltr (approx) Concrete water tank at western boundary *Permanent creek *7 dams (some spring fed) *Great picnic area/s &/or building sites by the creek *13mtr X 10mtr Tall (6mtr approx) garage/shed at front boundary *10mtr X 6mtr shearing shed (no power) with toilet, 2k ltr poly water tank, yards, race & crush **7mtr X 6mtr Chicken shed *Dual Occupancy Entitlement (Subject To Council Approval) *Easy 15 min drive to Hall & 35 min to Canberra CBD (approx) *From Barton Hwy go via either Nanima rd or Spring Range rd

1076 SPRING RANGE ROAD - (LOT 1 with House & Sheds) With a recently renovated three bedroom home and two large sheds, the opportunities here are endless. The three bedroom, two bathroom home has recently been partially renovated including new large kitchen & new appliances, new flooring & painted throughout internally & 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 (subject to council approval-STCA). The 57 acres of land is undulating and divided into two large paddocks all with good pasture and plenty of water including four dams, natural springs and a permanent creek with an all weather crossing. You won't be short of shedding here! In addition to the 7 mtr X 6 mtr open double carport, nearby is a 8mtr X 6mtr metal double garage and a 7 mtr X 8 mtr metal shed with roller door. Features Include: *57 acres (approx) 23.44HA undulating pastoral land *2 paddocks *Carry approx 15 cattle *Permanent creek *4 dams (some springfed) *Recently partially 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 *Double Carport *8mtr X 6mtr metal double garage with tilter door, combustion fire, 1k ltr poly water tank *7mtr X 8mtr metal shed with roller door *Dual Occupancy Entitlement (Subject To Council Approval) *Easy 15 min drive to Hall & 35 min to Canberra CBD (approx) *From Barton Hwy go via either Nanima rd or Spring Range rd

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. ###PLEASE NOTE BOTH OF THESE PROPERTIES WILL GO TO AUCTION ON-SITE SATURDAY, 20th JULY AT 3:00PM.###Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.