

# 119 Little Bombay Road, Braidwood, NSW 2622



## Sold Other

Saturday, 16 September 2023

119 Little Bombay Road, Braidwood, NSW 2622

Bedrooms: 1

Bathrooms: 1

Parkings: 3

Area: 81 m2

Type: Other



Kelly Allen



Ashley Williams  
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**\$950,000**

Located only 11kms\* from historic Braidwood, this large rural holding is perfect to run a successful sheep enterprise offering permanent water or simply enjoy the rural space and motorbike, walk, camp and appreciate the local flora and fauna. 119 Little Bombay Road is a blank canvas with a shed to bunk in while you plan your own sheep/horse farm and build the farmhouse you have always dreamt of. The block has a building entitlement! THE SHED is set up as with basic amenities and is 18 x 7.5m\* with two bays of the shed separated into a living/bedroom area with basic kitchen, shower and flushing toilet. There is an additional two storage bay section and a fourth separate bay. The shed could be lined and converted into a barn style house by opening up all the bays. (STCA). THE LAND is 202 acres\* (80 HA\*) and is approximately 60% (120 acres\*) open grazing land with the balance of the land, undulating grassy bushland. The block is divided into 6 medium paddocks, some with hinge joint fencing and 1 large grassy bushland paddock and would suit sheep, alpacas or horses. There are a total of 8 dams throughout (some permanent). The permanent lake near the shed is 7m\* deep and comes complete with jetty and Murray Cod. The block has a building entitlement and is suitable to have dual occupancy. (i.e., two houses). OTHER FEATURES include potential to subdivide into 2 x 100-acre blocks (STCA), mains power is connected to the shed, approved septic tank, chook pen, basic cattle yards (ramp needs work) MORE FACTS... ZONING: RU1 - Rural RATES: \$522 per quarter\* POWER: Mains power WATER: Two large rainwater tanks SEWERAGE: Approved septic tank with trenches HEATING/COOLING: Rennai gas hot water, combustion fireplace MOBILE/INTERNET: Phone line to shed, good mobile reception Phone the team at Belle Property Braidwood to book your inspection. = STCA - subject to council approval\* Approx For MORE of our properties visit our website Belle Property Braidwood - Real Estate Agents OR pop into see us on the main street of Braidwood at 78 Wallace Street, opposite St Bedes Church.