

1225 Smiths Road, The Angle, NSW 2620



Sold Other

Monday, 14 August 2023

1225 Smiths Road, The Angle, NSW 2620

Parkings: 6

Area: 62 m2

Type: Other

\$1,020,000

Create a fabulous lifestyle experience or design and build your dream home on this large 62.38 Hectares (154.1 acres) block. Gorgeous views in all directions and with over 600 meters of direct river frontage to enjoy, you and your family will just love the rural lifestyle opportunity this block provides. Image your own sandy beach and flowing water great for swimming, canoeing and fishing or just enjoy the rock gorges, beautiful cliffs and rock pools. Rural blocks of this size on the river and easy commutable distance to Canberra don't come up that often. The Angle, a tightly held area with a real sense of community, offers a fantastic terrific lifestyle only 13 minutes to Tharwa and a further 5 minutes to Lanyon Shopping Centre, local schools and services. The property includes beautiful rolling pasture split into two paddocks securely fenced on three sides, a building entitlement with a number of fantastic potential house sites offering superb views of the river and surrounding hills and mountains, a large dam and as a bonus a spacious 216 sqm shed. Showing a love of nature and the environment the current owners have also planted approx. 14,000 trees across the front section of the block. Note: The Shipping container and solar panels shown in photos are not included in the sale. Features:- 62.38 Hectares (154.1 acres) - 216 sqm shed with concrete floor- Large dam and fenced paddocks - Mobile phone coverage.- Power and Telephone nearby. Lot: 111 DP: 612819 Zoned: C3 Environmental Management Rates: \$2,192.00 PA (Boundary lines shown in photos are estimates only, not necessarily to scale and may not be an accurate representation of actual boundaries.) Call Chris Churchill for more details 0417 080 460