

**1252 Kangaloolah Road, Binda, NSW 2583**

**Raine&Horne.**

**Mixed Farming For Sale**

Tuesday, 14 May 2024

1252 Kangaloolah Road, Binda, NSW 2583

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 79 m2**

**Type: Mixed Farming**



Nicolas Heath  
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## Must Be Sold Price guide \$740,000

Escape to the serene countryside with this expansive property, just a mere 10-minute drive from Binda village, 30 minutes to Crookwell, this picturesque landscape offers endless opportunities for outdoor recreation and rural living. Key Features:

- Land: 196 acres of undulating grazing land, featuring a dam and a small creek with water holes, perfect for livestock watering and leisure activities.
- Fencing: Divided into 5 paddocks with scattered trees, providing versatility for livestock management and enhancing the natural beauty of the land.
- Infrastructure: Power available on-site, along with a dwelling entitlement, offering the potential for future development or expansion.
- Weekender: A spacious 20mx16m shed converted into a comfortable 4-bedroom, 1-bathroom weekender, providing ample accommodation for family and guests.
- Additional Accommodation: A 5m caravan with outdoor area offers supplementary accommodation options, ensuring plenty of space for visitors.
- Storage: Included on the property are a shipping container and a portable building, providing storage solutions for equipment and tools.
- Recreational Opportunities: Ideal for outdoor enthusiasts, the property offers opportunities for wildlife observation, bike riding, horseback riding, and more.
- Livestock: Currently running sheep and goats, the property is well-suited for various agricultural pursuits and hobby farming ventures.

Embrace the tranquility and natural beauty of rural living while enjoying the convenience of nearby village amenities. Whether you seek a weekend retreat, a hobby farm, or a rural lifestyle change, this property offers the perfect canvas to realize your dreams. Don't miss out on this exceptional opportunity-schedule your inspection today.