

128 Dairy Creek Road, Gundaroo, NSW 2620



Acreage For Sale

Wednesday, 3 April 2024

128 Dairy Creek Road, Gundaroo, NSW 2620

Bedrooms: 1

Bathrooms: 1

Parkings: 7

Area: 80 m2

Type: Acreage



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Auction 27/4/2024

'Toongi' - 200 acres (80.69ha) of good grazing country with scenic views towards the Brindabella Mountain Range and Gundaroo Village. Seldom do acreages of this size become available so close to Canberra and this is an outstanding offering with pasture improved grazing and a gently rolling landscape, perfect for cattle graziers or horse enthusiasts alike. Toongi offers the ability to run a primary producer operation which benefits from previous pasture improvement works including the sowing of phalaris and clover while utilising native pasture management practices. There's a great start infrastructure wise with an enormous 30m x 10m machinery shed with mezzanine and a 6.24kw solar system, a 1 bedroom, 1 bathroom cottage with its own solar system, cattle yards and 8 paddocks, all with high grade fencing. Water wise, there's rain tank capacity in excess of 150k litres from the shed, 7 good dams across the block, one with a well. Being zoned RU1 Primary Production and over 80ha in size, there is the opportunity to undertake a two lot subdivision (subject to Council approval), allowing for a land bank opportunity or space to accommodate family or friends to help on the farm. Gundaroo Village is located an easy 30 minute drive to Canberra's Inner North and Toongi is a short 2 minute drive from the village. Alternatively a leisurely 1000m walk (approximately) across the Gundaroo Common to the village will see you ready for a lazy lunch at one of Gundaroo's fine food establishments. It's a beautiful property to explore on foot or horseback with ancient yellow box trees housing a diversity of birds in their hollows and stands of eucalypts providing a wonderful setting for picnics or camping. Additional details:- RU1 Primary Production zoning allows for subdivision- One bedroom cottage onsite with double carport shed- 300sqm (approx) machinery shed- Two solar systems - one for cottage and 6.2kw for the shed- Rain water tank capacity over 150,000 litres- Good fencing throughout- Walking distance to Gundaroo Village- School busses depart from Gundaroo Village to Canberra's major schools- 32 minutes from Dickson (Canberra's Inner North)- 35 minutes to Canberra's International Airport- General Rates: \$3,024/annum 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.