

176 Jones Lane, Springrange, NSW 2618

WINDROSE

Acreage For Sale

Friday, 12 April 2024

176 Jones Lane, Springrange, NSW 2618

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 63 m2

Type: Acreage



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By Negotiation

Private, picturesque, and positioned right on the doorsteps of the Nation's Capital, this craftsman built, colonial home epitomises the best of rural lifestyle living. Set on a rolling 160 acres, segmented into multiple usable paddocks and supported by all the infrastructure you could need for a primary production facility or any equine pursuit your heart would desire, rural properties like this don't get any better. Welcome home, to Weemala Valley – 176 Jones Lane, Springrange. The main residence, constructed from South Australian Limestone, showcases grand proportions with sweeping views across the estate. It houses four bedrooms plus a study, two bathrooms, a gourmet kitchen with high-end appliances, and multiple living areas adorned with high ceilings and a cozy fireplace. To the rear is an expansive outdoor living space, which seamlessly blends with all indoor living spaces. Outside, the home is surrounded by manicured gardens, vast outdoor entertaining spaces, and a tennis court that blends the excitement of the game with scenic beauty. "Weemala Valley" is not only a serene escape from city life but also a productive agricultural asset, previously supporting a 50-cow stud breeding herd. With fertile granite-based soils, high-quality fencing, and extensive water systems including a bore and several water tanks, the property is well-prepared for continued primary production or a lifestyle retreat. Additional amenities include a large machinery shed, cattle and sheep sheds, steel cattle yards, and even golf practice netting, ensuring a blend of leisure and function. Offering an unparalleled rural lifestyle with the convenience of proximity to Canberra, "Weemala Valley" is a testament to luxury, productivity, and scenic living.

At a Glance:

- Around 160 acres of premium pasture in the scenic Nanima area, Hall Region.
- Craftsman built colonial style home, with four bedrooms + study, two bathrooms and multiple living areas; modernised to a high standard and constructed from South Australian Limestone.
- Two-car internal access garage
- Fully licensed lake-style dam enhancing the picturesque landscape.
- Comprehensive infrastructure including a tennis court, golf practice netting, and manicured gardens.
- Agricultural assets with fertile soils, previously used for a 50-cow stud breeding herd.
- High-quality fencing, Hay shed, two grain silos, expansive machinery shed, shearing shed, bull pens, holding yard and cattle crush.
- Segmented into an array of well-planned paddocks all with good to excellent fencing, much being less than 12 months old.
- Extensive water system with bore, pumps, and around 350,000 litres of water storage.
- Convenient location, offering a serene rural lifestyle close to Canberra's amenities.

Commercial Prospects:

- The Nanima region is highly sought after grazing country for its high rainfall and soil quality.
- Weemala Valley offers highly productive granite soil suitable for the support of approx.. 50 head of cattle (approx. 1000DSE depending on conditions) with minimal rock.
- The Yass Valley is world renowned cool-climate grape growing country; with the unique mixture of large, vacant and cleared, gently undulating country, highly productive soil and extensive water, the property is perfectly suited for a vineyard of any size, with the potential to be world class.
- The layout, location, dwelling size, and amenity is perfectly suitable for a country retreat, wedding venue, conference venue or centre, BnB, cellar door, café or eatery.
- Suitable for dual occupancy - construction of a second dwelling anywhere on the property.
- A private driveway and entrance have been sited and council approved (where the current driveway is past 177 Jones Lane). The current owners are open to having this constructed, while it would also be open to new owners to construct or relocate the entrance based on needs and future use prospects.

Location Highlights:

- Situated in the highly sought-after Nanima area, known for its picturesque countryside and vibrant community.
- Less than 30 minutes from Canberra CBD, combining rural tranquillity with city convenience.
- Close to local shops, schools, and recreational areas, offering an ideal blend of lifestyle and convenience.