

177 Jones Lane, Springrange, NSW 2618



Sold Lifestyle

Thursday, 16 November 2023

177 Jones Lane, Springrange, NSW 2618

Area: 32 m2

Type: Lifestyle



Mark Johnstone
0414382093

\$1,375,000

Are you dreaming about living amongst rolling green hills on rural land close to Canberra? Well you can now do it! This magnificent 80 acre (32.6ha) block, located close to Canberra in the sought-after Hall Region is now presented for sale. Just 15 minutes (approx) drive to Hall Village or 35 minutes (approx) to Canberra CBD ready for you to start designing your dream home. The property is well fenced, divided into 3 tree lined paddocks, has a dam for stock and many well established trees, including mature yellow box, creating a genuine parkland setting. The very fertile ground is lush & serves well for both grazing &/or haymaking each year. This Block is a subdivision off an existing larger land holding. Development Consent was granted by Yass Valley Council 12/10/22. Block is available for purchasing now & settlement to follow upon final registration of the subdivision, which is estimated to be approximately 6 months from completion of the required works that are almost complete, including fencing and construction of right of carriageway access. Do yourself a favour and call Mark Johnstone today or come along to our next open exhibition. You won't be disappointed! ** PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION AT 2/14 WALES STREET, BELCONNEN ON THURSDAY, 23rd NOVEMBER 2023 AT 5PM ** Features include: *32.6HA (80 acres approx) *Undulating quality fertile pasture *Carry approx 30/40 cattle *Currently friendly neighbourly access to cattle yards *Established treeline windbreaks *3 well fenced paddocks *1 dam *Surrounding properties have excellent bores *Parkland setting including mature Yellow Box trees *Idyllic building sites *Outstanding front views to Spring Hill *Back views to the Brindabella Range *Dual Occupancy opportunity (STCA) *15 Mins (approx) drive to Hall, 35 mins (approx) Canberra CBD *Settlement to be after final registration of subdivision