

**1887 Rye Park Road, Boorowa, NSW 2586**

**Residential Land For Sale**

Wednesday, 12 June 2024

**1887 Rye Park Road, Boorowa, NSW 2586**

**Type: Residential Land**



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## AUCTION

Ray White Commercial (SC) and Peter Mylonas Property Solutions are proud to present 1887 Rye Park Road, Boorowa NSW to the market for sale. This expansive property offers a unique blend of rural lifestyle and residential development potential, featuring stunning north-facing rural views.

**Key Features:**

- Site Area: 42ha\* (103 acres\*) of undulating land, comprising 3 separate lots
- R1 Residential Zoning: Approx. 27ha, allowing for 700 sqm minimum lot size (STCA)
- R5 Residential Zoning: Approx. 14ha, allowing for 2 ha minimum lot size (STCA)
- Services: Power, water, gas, and sewer available approximately 600m away
- Location: Sought after location on the edge of Boorowa township, providing a peaceful rural lifestyle while being close to town amenities

**Property Improvements:**

- Old House: Existing dwelling on the property
- Shearing Shed: Suitable for agricultural use or storage
- Machinery Shed: Ideal for storing equipment and tools
- Silo: Additional storage facility
- Garage: Providing secure parking space
- Solar Bore: Ensuring a reliable water supply

**Location Highlights:**

- Proximity: Approximately 2km to schools, shops, parks, and the golf course
- Convenience: Boorowa NSW is conveniently located: Canberra: 1hr 20min drive Sydney: 3hrs 20min drive

**About Boorowa:** Boorowa is a charming farming village located in the Hilltops Region of regional New South Wales (NSW), just 90 minutes northwest of Canberra and 3 hours from Sydney. Easily accessible via the Hume Highway, Boorowa is a popular road trip destination. This vibrant and well-preserved township boasts cultural attractions, local produce, and wines from the Hilltops wine region, renowned for its boutique vineyards and cool-climate varieties. Boorowa offers an array of activities including antique shopping, Devonshire teas, and visits to country pubs. The town is renowned for its merino wool, celebrated annually at the lively Irish Woolfest held on the October long weekend. This event honours the region's history and world-class wool with a street parade, live music, Irish singers and dancers, pipe bands, markets, working dog demonstrations, and the famous Running of the Sheep down the main street. The COVID-19 pandemic has fueled a migration from metropolitan areas to regional locales as people sought a better work-life balance and lifestyle. Boorowa, with its affordable living compared to major urban centres, offers a charming rural setting with the convenience of nearby amenities.

**Local Economy and Demographics:** The local economy of the Hilltops Local Government Area (LGA) is predominantly agricultural, producing a Gross Regional Product (GRP) of \$1.27 billion during the 2022/23 financial year. The largest employer in the region is the Agriculture, Forestry, and Fishing sector. Boorowa is home to 450 families with a total population of 1,888 people. The median household weekly income is \$1,199.

1887 Rye Park Road, Boorowa is offered for sale via Auction on Thursday, 20 June 2024, at 10am (AEST). The Auction will be held at Ray White Corporate Office, Level 7, 44 Martin Place, Sydney NSW 2000. For further information, please contact the exclusive selling agents below.