

198 Connells Lane, Yass, NSW 2582



Other For Sale

Sunday, 4 February 2024

198 Connells Lane, Yass, NSW 2582

Bedrooms: 5

Bathrooms: 1

Area: 1184 m2

Type: Other



David Medina

Auction

NSW Sotheby's International is pleased to present Dowan Hill, an historic grazing and cropping property spanning 1184 hectares (2925 acres) along the Murrumbidgee River, just 15 minutes from Murrumbateman. Offered for only the second time since it was settled in the 1840s, Dowan Hill is one of the oldest properties in the region. It is securely watered, boasting 2 km of river frontage, 2 creeks, a licensed bore, and 40 paddocks (of which 11 are dedicated to hay making and silage). Property has been destocked and is carrying an excellent body of feed. The five-bedroom homestead is accompanied by excellent shedding (accessible for two-wheel drive vehicles), a five-stand shearing shed, shearer's quarters, and substantial sheep and cattle yards. Dowan Hill's gently undulating landscape is predominantly granite-based, adorned with a delightful scattering of white and yellowbox trees, creating an attractive vista. This property presents a wonderful opportunity for those seeking size and scale in a prime location, conveniently situated 30 minutes from Yass and 50 minutes from Canberra.