

1980 Childowla Road, Burrinjuck, NSW 2582



Sold Other

Wednesday, 13 December 2023

1980 Childowla Road, Burrinjuck, NSW 2582

Bedrooms: 1

Bathrooms: 1

Area: 267 m2

Type: Other



Sam Simpson

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Contact agent

With frontage to the picturesque Murrumbidgee River, this 267 hectare property is a perfect place to build your very own dream home. The property is private & secluded, with several building locations which take advantage of some spectacular views. It is situated just 14km from Bookham, and 52 km to Yass. This desirable working property has the following infrastructure. - 12m x 3.5m hut with separate bedroom, kitchen/ living room and bathroom. The kitchen/ living room also includes a split system. The hut is currently run by solar power. There is also satellite internet and water connected from 2000 L water tank attached to the hut.- 18 x 6m - hay shed.- 12 x 6m - machinery shed which incorporates inside the shed a 2 stand shearing facility to shear from. The power for this shed is currently run by a generator.- 22,000 litre water tank storage runs off the above shed to the hut.- Security cameras are spread around the sheds and hut.- Sheep yards with a 150 head capacity.- Cattle yards with a 20 head capacity & loading ramp.- 5 paddocks with fencing in ave to good condition, internal hinge joint and netting for boundaries.- 5 Dams, Limestone creek and the Murrumbidgee river feed each paddock for water.- Good balance of timber and some heavier timbered areas.- Flat to undulating country which rises to some steeper country.- 40 acres sown to clover/chickory.- A good super history as well as some lime which has been spread over the years. - Mainly granite and sandy loam soils.- Carrying capacity is 2.5 DSE(approx).- A Solar system is already set up to feed the hut, pumps and hot water system. - Pipe work has already been laid from the river to the infrastructure, which just needs to be connected.- There is a solar set up which needs to be completed at the river and once completed could be connected to run water from the river to the huts and shed area.- There is potential to generate income from carbon farming projects. A pre-feasibility assessment has been completed and is available upon request.If you are looking for a property that offers you a perfect balance between a beautiful backdrop of a dramatic cliff face, which flows down towards soft undulating to flat pastures, and then continues onto the stunning Murrumbidgee river, then this great working property with both accommodation and infrastructure facilities in place, will be sure to impress you.