

2444 Federal Highway, Bywong, NSW 2621



Sold Acreage

Friday, 25 August 2023

2444 Federal Highway, Bywong, NSW 2621

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Area: 16 m2

Type: Acreage



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'Canberra Park', fondly remembered by many who made the short trip out from Canberra as a kid to learn to ride their first horse, muck out a stable and help on the farm. Previously a horse riding school for over 25 years, Canberra Park is now looking for a new owner who desires the convenience of city fringe living (10 minutes from the ACT border, 20 minutes to Dickson) and the possibilities provided by the 40 excellent acres (approx) in which to branch out and settle into rural living or capitalise on the location for a new or existing business. Current zoning provides the opportunity to apply for a 2 lot subdivision or dual occupancy development (Subject To Council Approval - STCA) while the frontage to the Federal Highway provides excellent exposure and access in and out. If it's shedding you're after we've got all the bases covered. An enormous 30m x 26m (approx) steel shed with concrete slab provides a multitude of options as does the wrap-around annexe and suspended loft. It's a perfect setup for home-based businesses, car enthusiasts or those seeking space to work on machinery. Adjacent to the shed is a generous 3 bedroom, 1 bathroom, unapproved house with two large living rooms, and surrounding this is an array of other shedding in varying forms. A combination of flatter and gently sloping paddocks makes this an ideal equine property while a very large dam and water catchment will provide plenty of water for vegetables, orchards, gardens and stock. C4 zoning provides for a wide range of uses (STCA) including home based business; plant nurseries; animal boarding/training; B&B; home-based child-care; storage to name a few. Canberra Park offers a level of versatility not readily seen and is sure to appeal to those seeking a rural lifestyle, a commercial slant, land to grow or the option to subdivide with family. Directions from ACT: Turn off the Federal Highway onto Schofield Road and immediately turn left (northwards) and continue parallel with the highway for a short distance. Access by appointment or during advertised exhibitions only. Lot 17 DP 264443 if searching online mapping. Key Points:- Excellent shedding and with 3 bedroom 1 bathroom dwelling (unapproved)- 30 x 22m (approximate) shed with loft storage and wrap around annexe storage- 2 r/cycle split systems to dwelling- Large dam with great catchment, and two smaller dams- Established tree belts, 5 paddocks- C4 Environmental Living allows for subdivision down to 60,000sqm or 14.8ac- C4 Zoning allows for a wide range of uses- On mains power with phone, septic system and rain water tank- Frontage to Federal Highway (access off Schofield Road)- Just 20 minutes drive to Canberra's Inner North (Dickson) Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.