

**245 Wombeyan Caves Road, Woodlands, NSW 2575**



**Sold Lifestyle**

Monday, 11 December 2023

245 Wombeyan Caves Road, Woodlands, NSW 2575

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 51 m2**

**Type: Lifestyle**



Frank Walsh

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## Contact agent

A property ticking all the boxes for convenience and lifestyle, this outstanding rural estate boasts 2 separate titles and comprises 51.82 hectares (128 acres) in total and is offered for sale in 1 line. Set amongst established gardens and lawns on approximately 2.023ha (5 acres) is a neat C1960's cottage with garage and shed with timber stock yard, crush and loading ramp. The existing home offers comfortable accommodation through 3 bedrooms and a large bathroom, a generous original style kitchen with meals area, cosy living spaces with slow combustion fire and RC split system, large picture windows and french doors to undercover patio to enjoy the private surrounds . The prime grazing land of the property comprises 49.8ha (123 acres) divided into 10 paddocks all with access to excellent water availability through 7 dams and troughs. The property is suitable for numerous rural pursuits and stock options including horses or cattle with 13kms of perimeter and interior stock proof fencing for ease of stock movement. Extensive native tree plantings across the property provide shade and aesthetic including a 3m wide tree corridor on the Western boundary, and the Nattai creek flows through the Southern part of the property. This premiere property is positioned in the highly sought after locale of Woodlands between Mittagong and Berrima within 90minutes to Sydney CBD and under 2 hours to Canberra, and for everyday convenience within an easy drive to all the major townships of the Southern Highlands including Moss Vale, Mittagong, Berrima and Bowral. With access to all the regions amenities including choice of schooling options, shopping and health and fitness facilities and transport everything the southern highlands can offer is right at your fingertips. Opportunities like these are rare with such an impressive rural holding and location. With potential to capitalise further on the already fantastic infrastructure, and build a dream Southern Highlands home.