

**264 Readers Road, Goulburn, NSW 2580**



**Sold Lifestyle**

Monday, 14 August 2023

264 Readers Road, Goulburn, NSW 2580

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 45 m2**

**Type: Lifestyle**



John Connell



Garry Hall  
0425301644

**\$1,150,000**

The property has breathtaking rural views and offers the perfect opportunity for those seeking a peaceful lifestyle away from the hustle and bustle of city living. Some of the many features are as follows.

- 113 acres with 5 dams.
- Approximately 40% cleared 60% native bushland. Variety of native wildlife.
- Three bedroom, one bath, open plan lounge, dining, media and kitchen.
- Sprinklers on house and veranda roof. Fitted with Honda firefighter pump.
- 18 panel 4.5Kw solar power system.
- Solar Hot Water system. Connected to combustion stove wetback, assists solar through winter.
- Four 22,500 litre water tanks available to the house. +Back-up pumps.
- House paddock has 7 taps at various places around fences.
- One 22,500 litre tank for irrigation water.
- House paddock gardens, vegetable garden and fruit trees have irrigation.
- Solar Pump, pumping from dam to irrigation tank.
- Two room shed, has been used for accommodation. Subject to normal DA requirements could be fitted with bathroom and be approved as dwelling.
- 10m x 10m Shed dirt floor
- 15m x 7.5m Shed concrete floor 3 open bays, one enclosed bay.
- Poultry yards, various sizes. Most have auto water troughs.
- Chook house. +storage shed + open roofed area & Firewood Shed.
- Six bed vegetable garden, irrigated and netted.
- 45 fruit trees, Apples, Pears, Almonds, Apricots, Plums, Figs, Quince, Cherry, Pomegranate and Citrus. All netted and irrigated. 6 table grapes 3 red, 3 white, irrigated and netted.
- Asparagus bed approximately 30 crowns (30+ Kg per season)
- 6 bay Compost area approx. 1 sqm each.
- "Hotbox" for air drying fruit and vegetables.
- Hothouse/Potting Shed 6m x 2.5m
- Pest and building reports are available

Call John Connell on 0468 919 380 or Garry Hall to book your inspection.