

272 Middlingbank Road, Berridale, NSW 2628

Lifestyle For Sale

Monday, 11 December 2023

272 Middlingbank Road, Berridale, NSW 2628

Bathrooms: 1

Area: 23 m2

Type: Lifestyle



Maddy Kirshner
0457167435



Aaron Mackay

For Sale Asking \$575,000

• Located less than 5 minute drive north of Berridale, only 30 minutes to Jindabyne and Cooma alike. • 23.08 Ha or 57.03 Acres of gently undulating land with some elevated sites offering district and mountain views across adjoining grazing land. • Fenced into 2 paddocks, the southern paddock fronting Wullwye Creek boasting an excellent cover of Phalaris and some clovers. The perfect spot for some afternoon fishing, the ideal horse or cattle paddock. • A 12 x 7.5 metre shed situated on the property complete with a 5kw solar system and rainwater tank connected. • Worker amenities complete with bathroom, kitchen, and staff room. • Further improvements include a bore also shared by adjoining land holders, steel cattle yards complete with crush and loading ramp. • Expansive views of the surrounding ranges and plains • Dual occupancy dwelling entitlement permissible under the current LEP, subject to all relevant approvals of course. Agents Comments: Don't miss this unique opportunity to acquire a prime lifestyle block in the heart of the Snowy Mountains. A spacious shed/workspace, good to go with basic standalone power running hot and cold water as well as workers amenities. The perfect base to build your dream home or holiday house. Enough acreage to perhaps run a few head of stock or just enjoy the vast space and serenity. Don't hesitate to contact our office to book your own private inspection today!