

# 2813 "Dandarragan" Grabben Gullen Road, Crookwell, NSW 2583



## Sold Acreage

Thursday, 17 August 2023

2813 "Dandarragan" Grabben Gullen Road, Crookwell, NSW 2583

**Bathrooms: 2**

**Area: 8 m2**

**Type: Acreage**



Jodie Anderson



Greg Anderson  
0409921556

**\$1,200,000**

A Tranquil Lifestyle at its finest, this 20 Acre property and Home is nestled in a secluded and sheltered position, in Grabben Gullen, 15 minutes from Crookwell and 35 minutes from the centre of Goulburn, NSW. "Dandarragan" is just over 1 hour to the Canberra CBD and 2 hours to the M5, on sealed roads which makes this property unique and offers many opportunities. The tree lined driveway invites you up to the Homestead, the trees have been strategically chosen to highlight Autumn leaves and Spring flowers. They also offer shelter for stock. This 4-bedroom home must be inspected, it has so many options. It could be an extended family home, a B n B, a wedding venue, a wellness retreat. The possibilities are endless. You decide. There is a Full 360 degree walk around an undercover patio surrounding the solid brick house with incredible views from every window. The property includes modern infrastructure, including a connection to satellite internet, the NBN, Solar Array, reliable television, multiple freshwater tanks, and a Dam. This property offers independence and the option to live 'off grid' if you so choose. This 4 Season Garden, initially, landscape designed, offers many unique varieties of plants, shrubs and trees for you to enjoy. In winter, snow transforms the property into a winter wonderland, most years. There is a Herb Circle, Paths and Mazes, multiple fruit trees, including Apples, Peaches, Figs, Olives and much more. There is plenty of opportunities to grow your own vegetables. The garden itself provides many nooks and crannies to enjoy peace and serenity and many places for children to play safely and to explore. It includes at least a 100 Special Roses, The Roses won 'Champion Rose' at the Crookwell 2022 Show and remain unbeaten in 2023. There are 2 large sheds offering multiple Garaging spaces, for vehicles and machinery. The sheds provide you with a blank slate to do whatever you want. Hobbies of all descriptions can be accommodated here. Enjoy an outdoor Firepit with friends, family or guests, sit back and enjoy the star show, Satellites, Meteors, the Milky Way, the Southern Cross and Planets, are all visible without the glare of city lights. Wonderful memories can be made here. There is a track around the property that can be used for general exercise, motorbike riding, quad bikes. Anything that you like. Sunrise and Sunset walks are a must. "Dandarragan" is packed with Eucalyptus trees and there is ample fallen wood for bonfires or to provide income. There are established animal areas and fencing. Amateur and Professional Photographers live their dream here, Magic Hour is magnificent all seasons. INSPECTION is a must. Call Jodie Anderson.