

**3 Garryowen Road, Binalong, NSW 2584**

Butt LIVESTOCK  
& PROPERTY

**Sold Lifestyle**

Saturday, 23 September 2023

3 Garryowen Road, Binalong, NSW 2584

Area: 17 m2

Type: Lifestyle



Sally Butt

## Contact agent

Lot 3 Garryowen Road is regarded as a blue-ribbon location just on the fringe of the Binalong Village. An outstanding lifestyle property with excellent pastures, clean paddocks and a private setting; provide space for family and friends, livestock, pets, fruit orchards, chickens, ponies and extensive gardens. Enjoy 42 acres zoned large lot residential within an easy 70 min commute from our Nation's Capital and approx. 3 hour's drive from Sydney. In brief: 17.3Ha - 42.7Ac Yass LGA - Zoned R5 Large Lot Residential Building permit - Dual occupancy permitted under the zoning Fenced into 3 paddocks 2 dams Power running parallel with Garryowen Road Telstra and Optus networks available plus internet providers Easterly aspect Strong productive improved perennial pastures of Lucerne, clover, rye grass and phalaris Approx 2.5kms from the Binalong Post Office Binalong & Local Services The Binalong village is a strong and well supported community which currently has its own local Golf Club, Hotel, Café, Motel Royal Tara, Produce and Rural Store, Mechanical Services, General store, Post office, Primary School and Day Care Centre. Centrally located to other centres Harden, Boorowa, Young and Yass all within an easy 20min - 30min drive. Primary and High Schools can also be accessed from: Harden (30kms), Boorowa (30kms) and Yass (35kms) school bus available. Medical centres and Hospitals located: Harden, Boorowa, Young (62kms) and Yass Livestock Selling Facility: South Eastern Livestock Exchange Yass Shopping/ Retail Centres: Harden, Boorowa, Young and Yass \*\*\*\*\*All effort has been made to provide the information contained herein from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries \*\*\*\*\*Property Code: 19