

311 Dalton Road, Gunning, NSW 2581

Sold House

Wednesday, 16 August 2023

311 Dalton Road, Gunning, NSW 2581

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 268 m²

Type: House

Contact agent

A rare opportunity to secure a lifestyle and a livelihood in one fabulous package. This expansive approx. 664-acre property is stock tight and productive, and, just moments from Gunning Town Centre. Tightly held in the same family for generations, the property comes complete with the original home, double lock up garage and an expansive two-stand shearing shed. An ideal opportunity and farming lifestyle, the property is ready for the next owners to walk in and make it their own. In the midst of fine Merino Wool country, this magnificent property is stock tight and ready to go. Complete with an expansive shearing shed, the property has good external fencing, with multiple dams, some of which are spring fed, plenty of feed, and dappled with lots of established shade trees. The shearing shed is fully operational, and has been used successfully by the current family for many years, complete with two stands for a seamless operation. The house is in original condition and has likely seen the end of its life cycle. With an extensive renovation, or a knock down, rebuild there is plenty of potential to create an idyllic country homestead. Just moments from Gunning Town Centre, the property has sealed road access to the boundary with a gravel driveway to the homestead. Gunning is a thriving small town with great amenities to offer including a local school, a variety of local businesses, fuel and community services. For further work or shopping opportunities it is an easy commute into Goulburn, Yass, and Canberra via the Hume Highway.

- Approx 268.8-ha / 664-acre granite country property. Tightly held by the same family for multiple generations
- Original home, knockdown and rebuild opportunity
- Freestanding, lock-up metal garage
- Two-stand shearing shed, fully operational
- Stock ready, external fencing, dams, shade trees. Fine Merino Wool district, granite country
- Sealed road access to the property
- Moments from Gunning Town Centre
- Easy commute to Goulburn, Yass, Canberra

The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.