

3354 Urana Road, Burrumbuttock, NSW 2642

Sold Acreage

Monday, 28 August 2023

3354 Urana Road, Burrumbuttock, NSW 2642

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Type: Acreage

\$665,000

Sitting on a beautiful allotment of approximately 2.23ha, this lifestyle property benefits from uninterrupted rural views, being surrounded by larger farmland with no imposing, immediate neighbour. Having recently undergone complete renovation, the property offers new plumbing and wiring along with spacious bedrooms and multiple outdoor entertaining zones. The opportunity to lease adjoining Crown Land of approximately 3.96ha on an annual basis presents as a wonderful opportunity to increase your holding and ability to graze a greater volume of livestock. Further featuring:- Four bedrooms; one with built-in robe.- Open plan family / meals / kitchen area with northern outlook.- Kitchen with electric cooking, dishwasher and generous cabinetry.- Full main bathroom and outdoor laundry.- Split system heating / cooling to the main living with ducted reverse cycle to the bedrooms.- Covered rear deck and adjoining covered patio with wood fireplace.- Double carport attached to the home plus 9m x 16m shed with power, concrete floor and wood fireplace.- 100,000 litres of rainwater capacity over 5 tanks (2 concrete, 3 poly).- Solar power of approximately 5.4kW with new inverter.- Fenced paddocks with large dam providing water for stock.- Leased Crown Land currently at \$650 per annum. A well presented lifestyle option approximately 5.6km to Burrumbuttock township, 21.2km to Jindera services and 37.5km to Dean Street, Albury.