

346 Black Flat Road, Burra, NSW 2620



Sold Other

Friday, 8 March 2024

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Bedrooms: 2

Bathrooms: 1

Area: 25 m2

Type: Other



Campbell Jones
0262952433

\$530,000

Dating back to the 1860s, the original "Kellyville Cottage" has stood the test of time, sitting proudly on 63ac* of rolling Burra countryside, this property is the ideal getaway or weekender for those looking to escape the rat race of Canberra. Listen to nothing but the birds, you'll be transported to a peaceful environment, a world away from civilization. "Kellyville Cottage" has been lovingly restored using some period correct techniques and keeping the original raw timber posts. The cottage is comfortable with plenty of creature comforts added including a full bathroom featuring gas hot water and flushing toilet, open fireplace with lime mortar chimney, kitchen with gas cooking, fridge, solar, one 240V power outlet, generator and four 12V batteries. A touch that isn't quite from 1860s, but you'll be thankful for is all windows are double glazed. Character filled, the cottage is ready for your next weekend escape. The property features three dams, good boundary fences, cattle yards with crush and loading ramp, one 10,000L rainwater tank + an additional dam water tank, Telstra phone coverage and is mostly cleared with good mix of grasses throughout. The property is split in two with one internal fence. Suitable for running a small mob of steers or simply exploring the 63ac on motorbike, you'll have hours of endless fun. Recommend access with a high clearance 4x4 or 2x4 in the dry. If no open home is posted online, please contact Campbell Jones - 0427 401 109, to arrange an inspection. Black Flat Road is accessed via Kelly Road, off the Monaro Highway. For a tour, please be present by the beginning of the inspection time at the T-intersection of Kelly Road & Black Flat Road. Features:

- The original "Kellyville Cottage", circa 1860
- Restored using some period correct techniques, added to the character and charm
- Double glazed
- Full bathroom with shower, toilet, hot water, vanity
- Kitchen with 2 burner gas cook top
- Loft for second bed space or storage
- Open fireplace with lime mortar chimney
- 250w solar system + 4 12V batteries + 13KvA generator
- 1 240V power outlet
- Telstra phone coverage
- 63ac* split into 2 large paddocks, good boundary fences - No building entitlement
- 3 dams
- Ability to build 3 bay shed
- Cattle yard with crush & loading ramp
- Furniture and equipment included
- 30km* to Calwell shops

Lot/DP: 26/664588 & PT 42/754889*approx.