

**362 Walls Junction Road, Yass, NSW 2582**



**Acreage For Sale**

Saturday, 18 May 2024

362 Walls Junction Road, Yass, NSW 2582

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 18**

**Area: 26 m2**

**Type: Acreage**



Darryl Tonks  
0457022485

**1,850,000-1,935,000**

Escape to the idyllic countryside with this extraordinary 26.28-hectare (65-acre) property offering not just a home, but a complete rural lifestyle and income opportunity. Nestled within this property are 2 dwellings, an extra-large shed, an indoor heated swim spa and 12 manageable paddocks, each supplied with gravity-fed water from a dedicated tank. The possibilities are endless, whether you envision a farming venture, a peaceful retreat, or a home-based business. The property boasts:- A north-facing 4-bedroom homestead featuring an ensuite, an office, a spacious rumpus room (which can easily be converted into 2 bedrooms), 2 Smeg ovens, a walk-in pantry, and double-glazed windows and doors.- A self-contained 50 sqm 2-bedroom cottage, also north-facing, equipped with double-glazed windows and doors, its own water supply, and an independent power meter.- A substantial 20x9m (180 sqm) shed with a 120 sqm skillion, complete with a solar system, toilet, shower, kitchen, bedroom/office, multi-purpose room/living area, and an indoor heated swim spa. With a record of breeding champion alpacas, running a thriving swimming school, and a handyman/lawnmower repair business, the property offers undeniable income potential. Whether you dream of establishing a charming bed and breakfast, embarking on farming endeavours, or hosting rural weddings, this property can turn your aspirations into reality. Conveniently located just - 12 kilometres from Yass, which has 3 supermarkets, primary schools and a high school and;- 75 kilometres from the nation's capital Canberra, you can enjoy city amenities while relishing the tranquillity of country living. Sealed roads lead right to the gate, and a school bus stops at the corner. Moreover, with the duplication of the Barton Highway, Canberra will soon be within even closer reach. You won't even need to give up your day job. Whether you yearn for a farm lifestyle, a thriving home-based business, or a seamless blend of both, this property offers a genuine taste of paradise. Don't miss out on this opportunity to make it your own. Make sure you check out the video and visit this website for more information, photos and floor plans. <https://wallsjunctionrd.tonksrealty.com.au/>