

371 Tidbinbilla Road, Tharwa, ACT 2620



Acreage For Sale

Thursday, 15 February 2024

371 Tidbinbilla Road, Tharwa, ACT 2620

Bedrooms: 8

Bathrooms: 4

Parkings: 8

Area: 133 m2

Type: Acreage



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Auction On Site 16/03/24

Ample acreage is ideal, a gorgeous and comfortable house is nice of course too - and the outlook, its got to have an outlook... you've just arrived at Gibraltar View. This property is the one we all dream about, unique yet comfortable, secluded but only 15 minutes to South Canberra and of course it's beautiful and so glorious to look upon. In a nutshell Gibraltar View offers substantial 4 bedroom brick home, a 3 bedroom 'shouse' and a comfortable 1 bedroom studio all privately positioned on 330 acres high-quality arable acres. It has access to both Paddy's River and Gibraltar Creek and it has outstanding surrounding mountain views. With 315 square metres of living under the roofline and completed in 2001, this comfortable brick and tile home offers the character of the country with the comforts of contemporary living. This property will appeal to those looking for a primary production opportunity, it will suit extended families and those wanting to run a business from home yet the properties location also allows for those that commute to Canberra, work from home and or want to run their business enjoying the outlook all day everyday. The homestead is built for comfort, its spacious and light with zoned in-slab heating throughout the house, every room has a controller and there is a 4 zone reverse cycle air conditioning system. All the bedrooms have built-in robes and big picture windows overlooking the gardens. This home will be easy to entertain in, the kitchen is large and has areas for casual dining with the family close to the conveniently located study nook. A formal dining room and living room allow the family to spread out and the floorplan allows for these areas to come together if you have a large group. Key Features include: • 10KVA Solar • 3 Phase mains power • Formal & informal living and dining spaces • Full length verandah • Large North facing master suite with double built-in robe and ensuite • Inslab heating • Reverse cycle - ducted & zoned • Established orchard - Figs, apricot, quince & plum • Studio with R/C A/C kitchenette & bathroom • Pizza oven This is fertile country, the soil is predominantly brown sandy loam, all thirteen paddocks have a mixture of native grasses including Themeda (Kangaroo Grass) and Microleana with the addition of a variety of Clovers, Cocksfoot and Phalaris - it all adds up to cow heaven. All the paddocks have easy access to water either from the dams, the creek or troughs. The current owner has been running cattle here for many years and the infrastructure is in place to continue doing so. Cattle yards, rural fencing and a large farm & hay shed make this a desirable option. • Total water storage capacity 213,400 litres (7 tanks incl. 2 for creek water for the gardens and fire protection) • Twelve dams • 13 Paddocks • 20m x 9m shed fitted with storage and workshop area and 3 B/R, kitchenette and bathroom • 12m x 7m hay shed - 4 open bays one lock up • Cattle yards with crush Gibraltar View has been responsibly and lovingly cared for over the past 20 years. The owners diligently practice weed control and pasture improvement, the fencing is stock proof and the internal road is in very good order. This is an easy property to like and manage, the size suits a variety of grazing operations including equine and farming families looking to downsize to a smaller scale or upsize to a larger scale, either way you will be close to Canberra's facilities and conveniences. The owners have always understocked the property although their Stock Agent estimates a carrying capacity of 70 to 90 cows, season-dependent. The location is a big bonus, its close to the city, shopping centres and schools are not far away. Gibraltar View is only 33 minutes to Civic and 14 minutes to Tuggeranong, no more issues with contractors, repairers or transport, this farm is literally on Canberra's doorstep. Inspections are highly recommended and private appointments can be arranged through Ellie Merriman on 0402 117 877 or Doug Merriman Merriman on 0419 999 001 from Ray White Bungendore, and George Southwell from Ray White Rural Canberra on 0429838345. **DISCLAIMER.** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.