

**5 Cattle Street, Binalong, NSW 2584**

Butt LIVESTOCK  
PROPERTY

**Sold Lifestyle**

Saturday, 23 September 2023

5 Cattle Street, Binalong, NSW 2584

Area: 14 m2

Type: Lifestyle



Sally Butt

## Contact agent

Lot 5 is a beautiful 36 acres. It is gentle, leafy, protected and enjoys a North Easterly aspect. Situated on the fringe of the Binalong village in a desirable location, these 36 acres is zoned large lot residential and is within a easy 70 min commute from our Nation's Capital and approx. 3 hour's drive from Sydney. Improved pastures, clean paddocks and a private setting with space for family and friends, livestock, pets, fruit orchards, chickens, ponies and extensive gardens. In brief: 14.65Ha - 36.2Ac Yass LGA - Zoned R5 Large Lot Residential Building permit - Dual occupancy permitted under the zoning Power available from closely located transformer Water available from Bore (easement registration to be finalised) Double road frontage to both Cattle Street & Garryowen Road 2 fenced paddocks Strong productive improved perennial pastures Approx. 2.1kms to the Binalong Post Office Binalong & Local Services The Binalong village is a strong and well supported community which currently has its own local Golf Club, Hotel, Café, Motel Royal Tara, Produce and Rural Store, Mechanical Services, General store, Post office, Primary School and Day Care Centre. Centrally located to other centres Harden, Borroowa, Young and Yass all with in an easy 20min - 30min drive. Primary and High Schools can also be accessed from: Harden (30kms), Borroowa (30kms) and Yass (35kms) school bus available. Medical centres and Hospitals located: Harden, Borroowa, Young (62kms) and Yass Livestock Selling Facility: South Eastern Livestock Exchange Yass Shopping/ Retail Centres: Harden, Borroowa, Young and Yass \*\*\*\*\* All effort has been made to provide the information contained herein from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries \*\*\*\*\* Property Code: 21