

**562 Greenwood Road, Yass River, NSW, 2582**

**Sold Rural**

Sunday, 16 April 2023



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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Type: Rural**

## Tor Reach

Located just 33kms from the ACT border, Tor Reach is all about high end residential/rural living and sustainable dynamics.

Tor Reach's enviable array of productive assets span 303 acres of predominantly arable riverside farmland, a time-proven licensed-based paddock water supply and a strong inventory of sequenced farming infrastructure benefits.

The elevated house block provides impacting views over the property's riverside sections, nature-folded landscapes and late afternoon crimson-rimmed horizons. Absolutely breathtaking location!

The spacious 389m<sup>2</sup> specially designed home features 5 large bedrooms including 2 with ensuites and direct access to the home's verandahs, a fully equipped kitchen with stone bench tops, double pyrolytic ovens and acres of storage and a 59.5m<sup>2</sup> main living area with direct linkage to the covered 35m<sup>2</sup> alfresco and azure in-ground swimming pool with those near-infinity spellbinding views.

There's also a formal lounge/dining room with access to the northern view verandah, plus a segregated farm office.

Whilst it's an unmistakable executive family home, the fun loving entertainer certainly wasn't left out of the design. There's ample indoor and outdoor spaces for BBQ's, parties and splashing Sunday afternoon poolside fun.

The near level house block carries 2 large steel farm sheds, a steel dog run, sealed large vehicle hard-stand area, irrigated productive orchard, established gardens and spreading lawns.

If you need a big farmland block with a high scoring productivity factor you'll love this one. It's also a fully immersive life-enjoyment block with plenty of room for horse/bike riding and hiking.

Tor Reach's north-south block contour rises from near level to 55m, and soil-types range from around 55 acres of (5+DSE) highly productive alluvial loam river flats through well-drained (3-4DSE) sandy loams up to stony soils at the peaks. Much of the sandy loam country is well-drained and north or east facing, making it ideal for a broad range of horticultural activities.

Improved cover consists of lucerne/clovers/chicory/phalaris, offset by areas of native grasses and enchanting bird-laden forested areas of stringybark and scribbly gum.

Tor Reach's paddock water supply is second to none and comprises 1.5km of Yass River frontage with a 113meg irrigation license and 5 surface collection dams.

The property's working infrastructure includes a 2 stand shearing shed, single stand shearing/crutching shed, 5 sets of sheep/cattle stock yards, distributed troughs and more.

Essentially, Tor Reach is a benchmark property that is ready to take you to the next level.

It's a property of threaded attributes, identified dynamics exciting prospects.

### Residential Property Technical Specifications

Residence: specially designed & built 2002, 247.04m<sup>2</sup> of residential living area, 107.12m<sup>2</sup> of north/west/east covered verandah area, 35.05m<sup>2</sup> of rear alfresco, total area under roof: 389.21m<sup>2</sup>/41.85sq (approx.)

Garaging: see shed description plus ample sealed hard-stand concourse adjacent to the home

Residential features main living area:

- panoramic/encompassing views over the property, Yass River & beyond
- 38.66m<sup>2</sup> guest arrival verandah
- 5 bedrooms with robes including 2 with ensuites & sliding door verandah access
- superb fully equipped kitchen featuring stone bench tops, 2 pyrolytic self-cleaning ovens, gas cooktop, 2 pantries with ample meal preparation & drawer storage spaces
- 59.5m<sup>2</sup> open plan kitchen/family/meals area with direct linkage to the 35m<sup>2</sup> of covered view alfresco
- 28m<sup>2</sup> formal dining/lounge room
- 15.7m<sup>2</sup> farm office
- laundry/mud room with storage
- 9' ceilings, generous amounts of general storage
- 3Kw solar power system that firstly feeds the home, with excess back to grid- new inverter 2022

In-ground swimming pool: 10m x 4m salt water solar heated  
Climate control: ducted gas heating  
Hot water: off-peak electricity  
Gardens:  
-productive house orchard- peach, plum, apple, lemon  
-900m<sup>2</sup> of open underground irrigated lawns/gardens surrounding & leading up to the home  
Potable water supply: 1 x 27000gal/123000lt, 1 x 15000gal/7000lt rainwater tanks feeding off the home/shed roof lines  
Non-potable water supply: on-property 2meg surface collection dam pumping into a 10000gal/45500lt header tank with outward flow to gardens  
Sewerage: bio-septic system with treated water dispersed over garden areas  
Zoning & Rates: Yass Valley Council \$3050.42pa, zoned RU1 (Primary Production)  
Services: 3 day letter mail delivery at the front gate, school bus services to/from Yass cnr Greenwood/Yass River Rd 2km, SKYMESH internet  
Location: 11km to Murrumbateman village, 23km to Yass town, 33km to ACT border, 200m of unsealed road approach to gate

#### Rural Property Technical Specifications

Block: 122.54ha/302.8acres sectioned into 22 laneway connected paddocks

Pastures: stocking rate of 2DSE, 40% improved 60% native pastures

-18ac lucerne- 160 bale first cut

-7ac lucerne/chicory

-25ac Phalaris/clover/chicory

-25ac Phalaris

-75ac native over light shale

-balance clover mix over sandy loam

-30ac heavy native forest

Sheds & Infrastructure:

-20 x 7.5m house block shed- 3 open & 2 closed bays

-8m x 5 m house block storage shed

-6m x 2m house block steel dog run

-2 stand steel shearing shed- 270head capacity, internal yards, 21 bale storage, feeds 20000lt rainwater tank

-single stand shearing shed

-6m x 6m hay shed

-2 sets of cattle yards- loading ramp, 2 sets with a crush

-3 sets of steel sheep yards

Water: 26" rainfall PA.

-113meg irrigation license

-1.5km (approx.) of Yass River frontage along the northern boundary

-5 surface collection dams- cumulative 4.5meg storage

-17 windmill/header tank-linked distributed troughs

Inspection by appointment.