

**7 Ledgers Creek Road, Mullion, NSW 2582**



**Other For Sale**

Friday, 5 April 2024

7 Ledgers Creek Road, Mullion, NSW 2582

Area: 45 m2

Type: Other



Ryan Broadhurst  
0261030341



Dominic Johns  
0481211767

## AUCTION

Discover the epitome of rural living at 7 Ledgers Creek Road, a sprawling property spanning over 100 acres, nestled just 30 minutes away from Canberra. This enchanting piece of land offers more than just a home; it provides a lifestyle steeped in nature's beauty and tranquillity. Situated on Ledgers Creek Road, this property provides unparalleled views that stretch endlessly from both sides of your very own mountain, creating the perfect canvas for your dream home, subject to council approval. Imagine waking up to the serenity of the countryside, with the convenience of being a short 30-minute drive from Weston Creek and only 45 minutes from the heart of Parliament House. With a diverse landscape featuring fertile, arable land and native bush and pine, 7 Ledgers Creek Road is a haven for outdoor enthusiasts. Whether you fancy a leisurely walk, an adventurous motorbike ride, horseback exploration, or the simple pleasure of overseeing a few cows, this property is your gateway to an idyllic lifestyle in a close-knit farming community. \* Expansive 45.03 hectares (111.272 acres approx.)\* 2 dams and a natural water spring\* Accessible via Ledgers Creek Road (off Mountain Creek Road)\* Approximately 45 minutes from Woden Town Center\* Approximately 45 minutes from Civic\* Approximately 40 minutes from Yass Seize this rare opportunity to own a piece of paradise at 7 Ledgers Creek Road - where the possibilities for a harmonious rural lifestyle are as vast as the breathtaking views.