

# 70 Griffins Road, Wyanbene, NSW 2622



## Lifestyle For Sale

Tuesday, 7 May 2024

70 Griffins Road, Wyanbene, NSW 2622

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 40 m2**

**Type: Lifestyle**



Ashley Williams

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**\$849,000**

Seeking peace and quiet or space for the kids to run wild and ride motorbikes or horses. Whatever it is, this property has much to offer, located in the beautiful Wyanbene Valley 54kms\* from historic Braidwood, with lots of things to do in the local area, including Wyanbene Caves, the Big Hole walking track, as well as the Shoalhaven River and its gorgeous swimming holes. This off the grid home is only 8\* years young and features tidy kitchen, open plan dining and living room complete with combustion fireplace. Three bedrooms, the master with ensuite and all with built in storage and modern bathroom with shower, tub and separate toilet. The laundry is located off the back verandah and the front verandah offers beautiful views and serenity. THE LAND is 40.03\* HA (98.92\* acres.) of partly fenced light bush with some cleared land and scattered trees. Perfect to explore on foot, motor bike or horse. There are 2 dams and the Shoalhaven River with its beautiful swimming holes are accessible across the Wyanbene Road through a public reserve. SHEDDING consists of a 4-bay shed with solar power - two bays lockable and a sleep out caravan with weatherproof bunk space. \* = Approximately MORE FACTS... ZONING - RU1 Primary Production RATES - \$1,200 pa approx POWER - Off grid - Solar power SEPTIC - Septic tank WATER - 2x 22,500L\* water tanks and 1x 10,000L\* MOBILE - Telstra mobile reception SCHOOL BUS - School bus pick up on Cooma Road SERVICES - Mail delivery on Cooma Road