

**83 Pine Bank Drive, Lower Boro, NSW 2580**



**Sold House**

Thursday, 12 October 2023

83 Pine Bank Drive, Lower Boro, NSW 2580

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 12 m2**

**Type: House**



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## Contact agent

Genuine privacy, these are the words that will be echoing upon your first inspection of this cracking 31 acre parcel. After making your way onto the property, along the established windbreak pines, you'll be greeted by a 2 bedroom home, with an open plan design and verandah. With large windows and a high ceiling in the living areas, the spaces are bright and welcoming. Fully off the grid, this home can provide you with a true break from the 9-5 grind, or a home away from home for the adventurers. With the 31 acre farm split into multiple paddocks, you're already halfway to the dream of having your horses in the backyard, or truly efficient management of a hobby herd of stock. Currently, there is a house paddock, 5 small yards and one large back paddock of about 20 acres. There is a large dam in the back paddock which is a beautiful spot to spend some time, a small pine plantation across the back border, and all with expansive views across the countryside. Within commuting distance to Goulburn and to the capital, this home has been a chance to get away from the daily grind and 'escape to the country', if you will. As is the case for many rural properties, this home will benefit from some care and attention from the new owners, allowing for capital appreciation in an area that is growing strongly. For those looking to earn their rural stripes, this would make an excellent starter farm, with low maintenance gardens, paddocks and home. Key features:

- Wood fire heater and gas heater
- Feature high ceilings
- 5 fenced animal yards and one large 'back paddock'
- Fox-proof chicken pens with shelter sheds
- Bore, connected to 22,730L tank and outside taps
- 2 dams
- 45,000L approx. of total water tank storage
- 8 x 4.5m shed complete with verandah, insulation, carport, lighting, power, and 6,000L of water storage
- 2.7KW solar power system, 12 new batteries and panels, with 7.5kva generator back-up
- Bottled gas, instantaneous hot water and septic tank

83 Pine Bank Drive is located an easy 14.8km drive from Tarago, which is home to a number of historic buildings, cafes, service station, a classic country pub, primary school, tennis courts and train station. It's a 45 minute drive to Goulburn, and 60 minutes into Queanbeyan, giving you access to not only the capital city, but also a bustling regional centre close by. For more information or to arrange an inspection please contact Ava Merriman on 0402 117 877 or the office on 6238 0700. **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