

**"Avon" 476 Murrumbateman Road,
Murrumbateman, NSW 2582**



Sold Lifestyle

Wednesday, 18 October 2023

"Avon" 476 Murrumbateman Road, Murrumbateman, NSW 2582

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 209 m2

Type: Lifestyle



George Southwell
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\$5,340,000

A remarkable opportunity awaits at Avon, a sprawling 517-acre (209.2 hectares) Merino sheep enterprise in the picturesque Murrumbateman region. Whether you're seeking a change to rural living or a savvy investment, this property offers a unique proposition only 40mins* from Canberra. Right in the heart of the award-winning Canberra wine region, Avon combines arable land with subdivision potential. Featuring thirteen well-fenced paddocks, this property caters to farmers, families, and astute investors. Explore nearby wineries, indulge in local cuisine, and revel in the natural beauty of the region. Avon borders the renowned Four Winds Vineyard and sits just one kilometre from the Murrumbateman wine trail, drawing tourists and day trippers from the nearby capital of Canberra. Murrumbateman offers the perfect blend of rural and urban living, allowing residents to escape the city's hustle and bustle without sacrificing access to major metropolitan centres. Avon is a thriving agricultural enterprise, capable of supporting around 1100 sheep or 100 cows. Abundant water sources, including 14 dams, a registered bore, and five rainwater tanks, ensure a reliable water supply. Additional amenities, such as machinery sheds, a shearing shed, a silo, and gravity-fed troughs, support the property's farming operations. This exceptional opportunity also caters to investors looking to capitalise on the short-term rental market and the booming regional tourism sector. With potential subdivision into seven blocks, Avon boasts a spacious five-bedroom homestead, complete with two bathrooms and a separate toilet. Although built in 1978, the home underwent renovations and an extension in 1998, providing a comfortable living space that's ready for immediate occupancy or personal modernisation. This property has only become available after the owners decided now is the right time to retire, downsize, and travel. Contact George Southwell at 0429 838 345 Ray White Rural Canberra | Yass | Murrumbateman today for more information and to arrange your inspection.