

**Block 3 / 1220 Caddigat Road, Adaminaby, NSW
2629**



Sold Lifestyle

Sunday, 20 August 2023

Block 3 / 1220 Caddigat Road, Adaminaby, NSW 2629

Area: 273 m²

Type: Lifestyle

Contact agent

**For Saturday's inspection on 19 August - pre-bookings are essential, please confirm attendance by Friday 18 August 5pm

For those who love the idea of their very own private fishing spot. This property was once part of Dixieland, the home of the Australian fishing championships. Although Dixieland lakes are next door, this holding has a deep hole in the river that is holding plenty of fish. Known for its big brown & rainbow trout, your friends may even start calling it catching not fishing when they visit. The property is approximately 273 hectares broken into a number of paddocks. Fencing for the most part is in good condition however some work will need to be done here before stock arrives. Ideal for land for cattle, sheep or even alpacas there is currently plenty of feed about, there is commercial potential here if required, that's for sure. There are numerous locations that would make a great place to build an adventure holiday destination. The property has a building entitlement so is suitable to build the dream getaway or permanent residence (STCA). There are cliffs to climb, a cave to explore and for those that like to hunt goats are definitely on the menu. Opportunities like this one come once in a lifetime if an escape from the city is on the horizon be sure to book a private inspection.

- 273ha of rolling hills with fenced paddocks
- Established bushland pockets
- View to Mt Selwyn one way and Mt Rogers the other
- Access to Murrumbidgee River
- Opportunity to build the dream home with building entitlement
- Approximately 450Km from Sydney
- Approximately 110km from Canberra
- Approximately 580km from Melbourne
- Approximately 32 minutes to ski fields
- Have a plane? It is only 32.6km from Cooma airport
- Great Trout fishing
- Opportunity to hunt, camp, and relax
- Building entitlement available (STCA) - subject to council approval