

"Casamarah" 1512 Yass River Road, Yass River, NSW 

2582

Sold House

Tuesday, 16 January 2024

"Casamarah" 1512 Yass River Road, Yass River, NSW 2582

Bedrooms: 5

Bathrooms: 3

Parkings: 8

Area: 17 m2

Type: House



George Southwell

0429838345

\$1,790,000

Sitting on the banks of the Yass River, "Casamarah" is your opportunity to secure a sought after property tucked away in the tightly held Murrumbateman acreage market. "Casamarah" really does represent exceptional value... you can purchase it for only \$1,790,000 even though the true replacement value is \$2,140,000!!!! You do the sums yourself but we believe we are being conservative with the following: • NSW Valuers Generals land value in 2022 = \$1,000,000 • Building a 5 bed 3 bath home = \$750,000 • Inground pool = \$70,000 • Shedding = \$100,000 • Fencing = \$20,000 • Septic system and tanks = \$45,000 • Gazebo = \$30,000 • Garden = \$67,000 • Irrigation system = \$20,000 • Garden Cottage/Studio = \$40,000 TOTAL = \$2,140,000 These of course are only what you can put a value on, the wildlife, Landcare restored Yass River frontage, true privacy and excellent proximity to Murrumbateman and The Nation's Capital are priceless. Please do not hesitate to come and inspect and please ask your questions. Telstra also leases a small section of land to the front of the property, this generates \$4,800 per annum gross plus GST (which increases by 3% annually). Which will help cover the outgoings, although the Council Rates are not excessive at \$1,864.84 per annum. We also have massive potential for on property income from running a Bed and Breakfast, hosting garden weddings, ecotourism, horticultural farm on the fertile river flats, horse agistment, growing pasture or lucerne hay and selling it locally or simply enjoying the property while running some stock of your choice. Ideally set on 17.65ha* (43.61ac*) of high set river flat country just 20 mins* to Yass, 12 minutes* to Murrumbateman, 3 hours to Sydney, 30 mins* to the Nation's Capital. Built in 1999 this Blackett family-built home features five large bedrooms plus a study, 3 bathrooms and multiple living areas, is north-facing solar passive and has outdoor entertaining areas scattered around the Stratco verandah that wraps ¾ of the home whilst being surrounded by incredible scenery and Yass River views. The home has been thoughtfully configured to ensure each of the 281m²* of living space is used to its full potential with a family-orientated floor plan which utilises the integrated formal living and dining areas. The home is kept comfortable year-round by in slab heating in the tiled areas of the home, wood fireplace, reverse cycle units and gas heating. An absolute 1km of Yass River frontage is complemented by 200+ year old river red gum trees. The entire river corridor has also been successfully revegetated with native species, a known platypus habitat. The property and home are complemented by an 8 car garage, an airstrip (unapproved), a private motocross track and your own private 3-hole golf course while the gardens are beautifully landscaped with garden beds, established trees and an inground pool. The easy-to-maintain garden features a water system for both the garden beds and lawns. There is also a fully insulated garden cottage/studio where your imagination could run wild with its potential uses. Enjoy everything your backyard has to offer, picnics, golf, motorbike riding, fishing, swimming, kayaking and more in your own piece of the Yass River or take a dip in your self-cleaning saltwater pool whilst enjoying the bees and bird life in your new garden or enjoy the warmth of the garden cottage overlooking the views. Water won't be an issue at "Casamarah" with riparian water extraction rights directly from the Yass River and 1 dam, run the stock of your choice in the 4 paddocks. Very rarely do we get to sell property that is so well suited to enjoyment all year round, with the many entertainment spaces and quiet hideaways it truly is a versatile property. "Casamarah" is a rare opportunity to secure a highly sought-after tree change within easy commuting distance to the Nation's Capital without worrying about thousands of acres to maintain. With 1km of restored river frontage, a modern family home and the tranquillity and peace "Casamarah" has on offer, you certainly don't want to miss out on this one! This is an opportunity to be noticed. Call George Southwell or Bill Robertson-West at Ray White Rural today for more information and to arrange your inspection. The owners are flexible with the following: • Settlement period between 30-120 days • 5% deposit (10% at risk) • Early Occupancy Under Licence • Farm equipment being negotiated into the sale Recent Comparable Sales: • 290A Gooda Creek Rd, MURRUMBATEMAN = \$2,070,000 on 15/5/23 - 6.07ha • 41 Woodburn Lane, WALLAROO = \$2,700,000 on 4/3/23 - 16.20ha • 4 Dairy Place, YASS = \$2,450,000 on 13/1/23 - 6.05ha • 569 Kaveney's Rd, JEIR = \$2,500,000 on 20/12/23 - 80.12ha For 23 years "Casamarah" has been 'the nest' for this family however now their kids have flown the coop, it is time to find its new custodians. "Casamarah" must be sold! George Southwell 0429 838 345 george.southwell@raywhite.com Bill Robertson-West 0475 000 023 bill.robertson-west@raywhite.com Ray White Rural Canberra | Yass | Murrumbateman 151 Comur Street, Yass, NSW, 2582 (02) 6226 4400* approximately