

"FOX HILL", "Fox Hill" 697 Bairds Crossing Road, Dalgety, NSW 2628

Sold Mixed Farming

Friday, 12 April 2024

"FOX HILL", "Fox Hill" 697 Bairds Crossing Road, Dalgety, NSW 2628

Bedrooms: 1

Bathrooms: 1

Area: 103 m2

Type: Mixed Farming



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• Approximately 103.20 hectares or 255.01 acres. • Located about 15 minutes' drive south, southeast of Dalgety, accessed via a council-maintained gravel road. • Around an hour's drive to Thredbo, Perisher and Cooma alike. • Soils comprising of decomposed granite, some lighter sandy soils present. Topography undulating to hilly, open plains. • An estimated 50% timbered, varying in density, trees including apple gum, wattle, black or native pine, apple box to name just a few. • Fenced in to three paddocks, with some give and take fence in place. • Water supply via two dams (includes one spring fed). • Current improvements include a comfortable cabin with all facilities including kitchen, bathroom, fireplace. All powered by solar power. (Cabin currently not approved as accommodation). Horse yard, chook pen, shipping container with lean-to. • A dwelling entitlement exists on this lot as clearly identified in the 10.7 (2 & 5) certificate provided in the sale contract. Agents Comments: A great opportunity to acquire a starter block with a dwelling entitlement or possibly the perfect add-on block for any neighbouring holdings. Extensive views to the north and east with some spectacular possible building sites for your holiday getaway or dream house perhaps in a quiet location within easy reach of all the mountains and surrounds have to offer. Perfectly suited for an independent self-sustainable lifestyle capable of running 80-100 sheep or equivalent with some scope to improve on, seasons pending!