

"Gurrabeal Farm" Billilingra Road, Billilingra, NSW

2630

Sold Lifestyle

Thursday, 7 December 2023

"Gurrabeal Farm" Billilingra Road, Billilingra, NSW 2630

Area: 340 m2

Type: Lifestyle



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Contact agent

• Approximately 340 hectares or 840 acres**. • Located about 25 minutes drive north of Cooma and perhaps 1 hour drive south of Canberra CBD, just 10 minutes from the turn off Monaro Highway and Billililgra Road. • Predominantly granite derived soils, fenced into 8 paddocks, secure water supply via Murrumbucca Creek plus 4 dams. • Currently running 500 ewes plus followers as well as 100 wethers. • Boundary and internal fencing in excellent order. • Pastures include phalaris, cocks foot, clover and rye grass with an estimated 60% of the property arable. • Topography ranges from some alluvial creek flats to gently undulating and some slightly steeper hilly rocky outcrops. • Infrastructure includes an excellent 4 stand steel framed woolshed, with mains power, a set of steel sheep yards, hay shed plus a small comfortable 2 bedroom cabin with shower and long drop toilet, all on mains power, the cabin currently serving as workers accommodation when needed. • A building entitlement exists under the current LEP with a detached dual occupancy permissible subject to approval from all relevant authorities of course. Agents Comments: Blocks like "Gurrabeal Farm" are a rare find indeed, in a convenient location close enough to town and city yet far enough for peace and quiet. "Gurrabeal Farm" ticks many boxes due to its productivity, location, good basic infrastructure, secure water supply, northerly aspect, the possibility of building your dream home and perhaps a second dwelling for extra income or visitors alike. All this whilst creating an income from livestock and perhaps wool production! Don't hesitate and contact our office now for your own private inspection with one of our rural sales experts! *Disclaimer: Acreage is subject to final survey.