

**173 Noyes Lane, Gundaroo, NSW 2620**



**House For Sale**

Saturday, 29 June 2024

173 Noyes Lane, Gundaroo, NSW 2620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 55 m2**

**Type: House**



Chris Dixon  
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**\$1,670,000 - \$1,790,000**

'Corindabilla' is a picturesque property located just 13 minutes from Gundaroo Village and encompasses 138 acres of farmland with good grazing and pockets of timbered country. Ideally suited to those looking to graze cattle or run horses, with an abundance of water from 4 large dams and bore with submersible bore pump. You have your single stand shearing shed, along with an additional open bay shed, double garage and workshop. The homestead is located to the rear of the property, which feels as though you are a million miles from the daily hustle and grind. Settled into its bushland setting is the residence, ripe for those to add their own touches to make it a comfortable family home. Offering an open plan kitchen and living area that looks out to the verandah with stunning rural vistas, a large dining area with sunroom off to the side and a master suite with ensuite and walk in robe. In addition to the home is a separate studio with three rooms and its own ensuite perfect for a teenage retreat or guest accommodation. The property is split by Noyes lane with approximately 40 acres to the East of really good grazing and opens the opportunity for dual occupancy (subject to council approval). 'Corindabilla' is beckoning those who are looking to acquire a farming property with plenty of current infrastructure and loads of potential. - 2 reverse cycle air conditioners - Slow combustion fireplace with heat exchange - Reverse cycle air conditioner in sunroom - Open plan living - Dining room and separate sunroom - Bore with submersible bore pump - Single stand shearing shed - Double garage, workshop, smaller garden sheds - Verandah with distant valley views - Perfect for horses, cattle or sheep - 4 dams, the main very large - 10 minutes to Gundaroo shops - 20 minutes to Forde/ Bonner shops - 14 minutes to Sutton bakery or Murrumbateman shops - 40 minutes to Canberra CBD - Surrounded by wineries including the popular Tallagandra Hills. Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.