

2309 Barton Highway, Jeir, NSW, 2582



House For Sale

Tuesday, 3 September 2024

2309 Barton Highway, Jeir, NSW, 2582

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Mark Johnstone
0414382093

Relaxing Rural Lifestyle &/or Hobby Farming Opportunity

Welcome to "MIRAMBEE"!

A number of opportunities are on offer for you here at 2309 Barton Hwy. Whether you are looking to benefit from the 200 productive acres of excellent grazing country right on Canberra's doorstep or just wanting to have a large spread of peaceful countryside and immaculate homestead to savour and enjoy the rural lifestyle, - It's up to you to choose.

The location and highway frontage provides for absolute convenience being just a 15 minutes to Casey shops, 35 minutes to Canberra CBD & within 1hr to Canberra Airport, plus school bus service.

The well maintained solar passive homestead with nine foot ceilings has rooms of generous proportions to suit the modern family. Across a single level, the flexible floor plan consists of four generous bedrooms plus study and three separate living areas, including a separate formal dining area. The master suite with ensuite and walk through robe at the eastern wing offers the perfect space including a parents retreat. The open plan kitchen overlooks the terrace and spacious garden.

The property itself offers the opportunity a variety of farm interests, whether that be enjoying a few horses, running sheep or cattle, or perhaps agricultural options.

The infrastructure of the property provides well for farm pursuits with ample shedding, abundant water and thirteen easy accessed paddocks with electric fencing.

Perfect for those seeking an idyllic lifestyle and located a short commute to Canberra in the sought-after Hall Region, this rural property offers the best of land, spectacular living, entertaining, total privacy and tranquility. Also, don't overlook the investment opportunity here to potentially subdivide into two separate titled lots, with current approved DA in place.

Inspection of this unique and exceptionally versatile property is an absolute must as the serenity and scale needs to be experienced first hand! Contact Mark Johnstone today on 0414 382 093 or come along to our next Open Exhibition.

**** PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION ON-SITE ON SATURDAY 12TH OCTOBER ****

Features Include:-

HOMESTEAD

- Quality built 5 bedroom home with 9' ceilings
- Living area 257.17m² (approx)
- Split system air-conditioners to family room & master bedroom
- Combustion fireplace in family room and open fireplace in formal lounge/dining rooms
- Electric hot water system
- 4.98kw solar power system (18 Panels)
- Double carport
- 40,000gal rainwater storage
- Easy care gardens & irrigated lawns
- Full size tennis court

PROPERTY & INFRASTRUCTURE

- 200 acres (approx) (80.9ha)
- Lot 3, DP258717
- Pasture improved - carrying capacity around 10 DSE/ha

- Cattle & sheep yards & hayshed & silo
- 18mtr X 9mtr main shed with 2 stand shearing platform concrete floor & power
- Excellent bore to holding tank (700 gals per hr approx)
- Water reticulated to troughs in paddocks & to gardens/lawns
- 4 dams, 13 paddocks - electric fencing
- Opportunity to subdivide property into 2 lots (Development Consent is Current)
- Unimproved Land Value \$2,160,000
- Rates \$3,677.21pa