

257 Stadtmillers Lane, Bowning, NSW, 2582

WINDROSE

Land For Sale

Monday, 14 October 2024

257 Stadtmillers Lane, Bowning, NSW, 2582

Type: Land

Land of opportunity: private, pastoral, and plentiful

Seize the opportunity to own a substantial piece of the serene, yet largely undiscovered, countryside. This expansive 45-hectare rural haven promises privacy, potential, and picturesque landscapes, making it a perfect escape or a savvy investment.

Welcome home, to 257 Stadtmillers Lane, Bowning.

Immersed in tranquillity at the secluded tip of a private no-through-road, this significant landholding is your canvas for crafting a dream rural lifestyle or agricultural venture.

Enclosed by majestic Red Gum, Yellow Box, and Stringy Bark trees, and enriched with lush pasture (a mix of previously improved heavy clover and Phalaris, as well as native grasses), the land is healthy and approximately 90% arable. Currently divided into multiple paddocks, with abundant water from both an array of dams and solar powered bore, it is well established for primary production or equestrian pursuits.

The current owners have installed a transfer and power box to a divine building site, which sits close to the front gate and boasts extensive open-north facing views across the private rolling hills of Bowning. Other amazing building sites exist across the property as well, with multiple power poles and no designated building envelope meaning the locations for a future dream-home are abundant.

With landholdings like this one rare in the region, this block is sure to sell quickly. To discuss your interest or arrange a private inspection, please contact Sam McGregor today.

****Please note this property must not be accessed without approval and attendance of an Agent****

At a Glance:

- ☑ 45Ha (111 acre) block down a private road
- ☑ Currently divided into multiple useable paddocks
- ☑ An array of dams well scattered across the property
- ☑ Licensed, solar-powered bore.
- ☑ Multiple building envelopes, offering several potential sites that offer stunning rural views
- ☑ Power to the owner's currently elected building site.

Location Highlights:

- ☑ Nestled towards the end of Stadtmillers Lane, ensuring maximum privacy and minimal traffic
- ☑ 6-minute drive to Bowning Hotel
- ☑ 14-minute drive to Yass main street featuring amenities such as Woolworths, Aldi, medical centres, pharmacies, childcare centres, primary and high schools, multiple pubs, cafes and restaurants and much more.
- ☑ 41-minute drive to ACT border

This block is more than just land; it's a potential-filled retreat waiting to be transformed into a thriving rural enterprise or a private sanctuary. With its substantial acreage, natural resources, and undeniable charm, it represents an incredible opportunity to build and grow in an area poised for discovery. Whether you're looking to develop the land, raise livestock, or simply enjoy a vast private estate, this property provides the foundation for your aspirations.