

**404 Jerrawa Road, Jerrawa, NSW, 2582**



**Land For Sale**

Sunday, 8 September 2024

404 Jerrawa Road, Jerrawa, NSW, 2582

Type: Land



Trish Brewer  
0409524901

## Rare 11ac block, with Dwelling Entitlement

LAWD is pleased to present Lot 219 Jerrawa Road (the Property) for sale. A rare, residential lifestyle block comprising 4.7\* hectares (11.6\* acres) 62\* kilometres from Canberra and only 224\* kilometres to the M5/M7 intersection Sydney.

This quality residential, village lifestyle opportunity is ideally located on the edge of Jerrawa village. Jerrawa is a tiny hamlet just off the Hume Highway, 10\* minutes from Yass and Gunning, in the renowned Southern Tablelands of NSW. The property is fully fenced and watered by one\* secure dam. This beautiful block is suitable for a few sheep, horses or hobby farming. Comprising gentle undulating grazing land, native grass and sub-clover pasture.

A superb blank canvass offering; dwelling entitlement, long road frontage, beautiful building site, power straddles the block, stunning views and established native trees that provide habitat and shade.

Council maintained, bitumen road frontage, 4\* kilometres off the Hume Highway, 24\* kilometres from Yass and 55\* kilometres from Canberra. An easy weekend destination, under two hours from Prestons M5/M7 Sydney.

\*Approximately

For Sale \$595,000