

**Lot 121/1881 Yass River Road, Yass River, NSW,
2582**

WINDROSE

Land For Sale

Monday, 21 October 2024

Lot 121/1881 Yass River Road, Yass River, NSW, 2582

Type: Land

How's the serenity?

Discover your private retreat on this enchanting 50 acre block (approx.) the perfect block for a weekend getaway, lifestyle and grazing opportunity, or long term investment with rolling hills, established trees, and seasonal creek, large dam, places to explore.

Welcome home, to the rural block you've been searching for at 121/1881 Yass River Road.

Only a short drive from the Barton Highway and the vibrant Yass and Murrumbateman townships, set amongst a picturesque bush setting, this block offers stunning panoramic views of rolling hills and lush grassland, complemented by a large catchment dam and mature trees that enhance the serene landscape. Each corner of this expansive acreage block invites tranquillity, space, and opportunity.

At 121/1881 Yass River Road, opportunity abounds. Just 15 minutes from Murrumbateman (about 30mins to the ACT border), via all sealed roads, this block is the perfect weekend escape, grazing block, or hobby farm opportunity, right on the doorstep of the nation's capital.

While the block currently has no building entitlement it does have access to power and a great flat area, a seasonal creek and large dam meaning it's perfectly suited as a weekender or grazing block, and could happily and comfortably house a non-permanent dwelling (such as a cabin home or tiny home), facilitate the building of a storage or machinery shed, or be developed for agricultural or lifestyle pursuits.

No matter your dream, this block is the perfect blank canvas.

Being just minutes away from all necessary amenities yet far enough to enjoy peace and privacy, with space enough to grow, graze, hobby farm, or just breath the fresh country air, blocks like this don't come to market often and will sell quickly. Please, contact Sam McGregor, Windrose Property, on 0401 097 907 to arrange your viewing.

At a Glance:

- ☑ 50 acres (approx.) of picturesque rolling hills, with lush grassland, some rocky areas, and an astounding outlook across the Yass River.
- ☑ Located minutes from Barton Highway for easy access to Yass and Murrumbateman
- ☑ Features include a dam, creek, rolling hills, established trees, and panoramic views
- ☑ Power in the block at a great, flat, location meaning it'll be easy to power your shed, cabin home, or getaway.
- ☑ New fencing installed
- ☑ All-weather access with sealed road frontage, particularly following the currently-ongoing upgrade of the Greenwood Road crossing.

Location Highlights:

- ☑ 15-minute drive to Murrumbateman, providing a blend of rural privacy and town proximity
- ☑ Easy access to local highways for commuting or exploring the region
- ☑ Surrounded by natural beauty ideal for outdoor activities and relaxation
- ☑ Easy access and highly sought after location, where Yass River is a picturesque region with rich grazing history, just a stone's throw from the Canberra doorstep.

This property offers more than land; it offers a foundation for building a life filled with peaceful mornings and spectacular sunsets. Don't miss the chance to make it your own. For more information or to confirm viewing times, please contact Sam McGregor, Windrose Property, on 0401 097 907.