

Lot 2, 733 Captains Flat Road, Carwoola, NSW 2620



Sold Residential Land

Friday, 6 October 2023

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Area: 6 m2

Type: Residential Land



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\$980,000

A key ingredient to any "tree-change" is water and this 6.13 hectare property with direct frontage to the Molonglo River is the perfect foundation to build your dream lifestyle. Just 10 minutes from Queanbeyan and under 30 minutes from Canberra, you'll feel a world away but still be within an easy commute. Stock and Domestic water pumping rights from the River will allow you to establish your garden estate and water the horses, but a real point of difference for this block is that it comes with a 6 megalitre commercial water licence meaning you could grow those grapes or truffles and live a self-sufficient, paddock to plate lifestyle. With the majority of the block cleared land dotted with some shade trees it is also an ideal block for horses while the current building envelope is elevated above the river corridor with distant mountain views to the North. Power is on the block and there's sealed road access to the front gate, just add your dream house! - North facing allotment - Riparian rights to Molonglo River for stock and domestic use - Beautiful private views - Part of a two lot subdivision with completion expected May 2024 - 10,000 litre water tank (approximately) onsite - Included with the land purchase is a 6 megalitre irrigation licence - Fully fenced - Access to block off sealed Captains Flat Road

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.