

Lot 283/91 Old Wallendbeen Rd, Stockinbingal, NSW 2725



Sold Lifestyle

Saturday, 2 December 2023

Lot 283/91 Old Wallendbeen Rd, Stockinbingal, NSW 2725

Parkings: 2

Area: 8 m2

Type: Lifestyle



Real Estate Yourself
1300572437

Contact agent

Phone enquiry property ID: 2039 (Quote when calling or texting) Live the country lifestyle on this 20 acre property and build your dream home. Situated a few minutes from the village of Stockinbingal and a short drive to all local amenities in Young, Temora & Cootamundra. The farm contains productive native pasture with a rare remnant yellow box forest and a large permanent dam. Birdlife is prolific including ducks and owls at night. The property is fully fenced with mesh & barb strands. Currently containing cattle but has also run sheep until recently. Horses were previously on the property, as the fencing allows for various livestock use. There are four 100% Mount Hunter Angus steers on the farm, which could be included in the sale. The soil is clay loam, with good moisture retention, suitable for grazing, wheat, barley, canola, pulses and horticulture. All of which occur in the vicinity. Zoned flood & fire free. The farm is flat, level country accessed via a hard sealed road at the farm gate on Old Wallendbeen Road. A new 50 square metre steel cabin with adjacent 5,000 litre water tank is situated in the open forest near the front gate. The cabin is fully insulated, built on a concrete slab, vermin proof & can be customised to your needs. A garage door allows access to a car space and storage. The cabin was used as an off-grid dwelling but can be connected to power. Power & Telstra services are available along the front perimeter, on the Old Wallendbeen Rd side of the property & Essential Energy is the energy distributor. The farm is within existing mobile and Starlink coverage. The land is zoned RU1 which is designated for quality farmland but does allow for dwelling entitlement subject to council approval. All the adjacent farms are zoned RU1 & have built approved homes. Council encourages planned development, including housing, in the area. The neighbouring property on RU1 zoned land, gained council approval and are now building their dream home. The new billion dollar Cootamundra Abattoir and Inland Railway development are indicators the region is growing so this can also be an ideal property to add to an existing enterprise or investment. Reasonable offers will be considered for this highly sought after farmland, so don't delay in contacting for more information, to book an inspection or to make an offer. The annual Cootamundra Gundagai council rates are \$1,176.45