

**Lot 3/1087 Nanima Road, Springrange, NSW 2618**



**Residential Land For Sale**

Wednesday, 12 June 2024

Lot 3/1087 Nanima Road, Springrange, NSW 2618

Area: 21 m2

Type: Residential Land



Mark Johnstone  
0414382093

## Auction 04/07/2024

With fantastic rural views across Hall Region and a close commute to Canberra - approx 10 minute drive to Hall, 35 minutes to Canberra CBD, this 21.6HA (approx 53 acre) vacant block is perfect for those wanting the combination of rural lifestyle and easy access to city and local facilities. Yes, very close by you can enjoy walking down the road to Murrumbateman Chocolates for morning or afternoon tea, or lunch out up the road at the very popular Poachers Pantry. Murrumbateman village, just 10 minutes drive is another popular weekend delight with a number of cool climate wineries close by. For schooling, the kids can jump on the bus to go to Canberra schools & there is also a primary school at Murrumbateman. The level to undulating block offers an outstanding building site for your dream home plus the opportunity to build a second residence for extended family or perhaps earning additional income (Dual Occupancy Entitlement - subject to council approval - STCA). Create your own private estate - Whether you have hobby farm interests or just after some freedom and space to do as you please in a peaceful setting, this property is the perfect match for you and your family. The paddocks have been pasture improved providing excellent grazing opportunity and in addition to the newly constructed dam, you have permanent access to the reliable creek traversing the front of the block. With the block being on the corner of Nanima rd & Olleys Gate Lane, the main gated entrance is along Olleys Gate Lane, providing close access to the approved Building Envelope which is an ideal distance from Nanima rd for peace, privacy & taking advantage of the best outlook from the block. Not only is the road sealed all the way to the property from Canberra, the vendor is offering the option to seal Olleys Gate Lane through to the gated entrance of the block (council have given approval for this). This block currently with Development Consent approval, includes council approved stock proof boundary fencing and gated driveway entrance (these provisions included in the contract). ##PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION ON THURSDAY 4TH JULY AT 2/14 WALES ST. BELCONNEN. ##Features include:-21.6 HA (53 Acres approx) Blue Ribbon location of Springrange/Hall Region Sealed road frontage Nanima rd Nanima road recently upgraded Option for Olleys Gate Lane to be sealed Perfect level to undulating block Pasture Improved Large open paddock & mature shade trees Newly constructed Dam Reliable creek Excellent new fencing Large Building Envelope Dual Occupancy Entitlement (STCA) Access to nearby mains power (approx 300 mtrs) 10 mins drive to Hall, 35 mins to City (approx) School bus service to Canberra schools Council Development Consent for this subdivision issued 28/3/24. Block available to purchase now; settlement to follow upon vendor completing usual required works as per that development consent ie. drive entrance, fencing etc. and then final registration of subdivision Call Mark Johnstone with any enquiries on 0414 382 093 or come along to our next open exhibition.