

# Lot 73 Rugby Road Bevendale, Gunning, NSW 2581

## Residential Land For Sale

Friday, 1 December 2023

Lot 73 Rugby Road Bevendale, Gunning, NSW 2581

Area: 17 m2

Type: Residential Land



Ian Blackburn  
0411665503

**\$399,000**

Escape the rat race and spend your weekends getting back to nature and enjoying quality unplugged family time. Ideal for use as a lifestyle block, here lies approximately 17ha of land dappled with shade trees and completed with two dams, stock tight fencing and all goods and chattels included. Whether you seek room for motorbikes, horseback riding or hiking you are sure to find tranquillity, peace and quiet here. The block currently provides a double, metal garage built upon a slab, that is currently furnished and provides a slow combustion fireplace for the cooler nights. All goods and chattels are included, so turn up and enjoy. There are two caravans, a secured shipping container, with cooking, bathroom and toilet facilities available it will become the ultimate weekend getaway and with plenty of beds, there will be room for friends and family alike. There is no permanent building entitlement permitted, however you can enjoy the lifestyle offered from this prime weekend escape. There is power available to the block, should you choose to connect your possibilities will be endless. Conveniently located, it is just 25-minutes from Gunning township that provides fuel, great coffee and even a pub meal plus many more great amenities. From there it is just a short commute to Goulburn, Yass or Canberra. • Ideal lifestyle block, approximately 17ha • Lock up, double, metal garage built on slab • All goods and chattels included in the sale • Caravans and a secure shipping container • Cooking, bathroom and toilet facilities • Two dams, shade trees, stock tight fencing • Power available to the block, not connected • No permanent dwelling entitlement available • Ideal weekender, opportunity to enjoy nature • 25 mins to Gunning, short commute to Canberra The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.