

2323 Yass River Road, Yass River, NSW 2582



Other For Sale

Monday, 1 July 2024

2323 Yass River Road, Yass River, NSW 2582

Bedrooms: 3

Bathrooms: 2

Area: 117 m2

Type: Other



Dominic Johns

0481211767

\$1,650,000-\$1,750,000

This expansive 293-acre property offers a unique blend of off-grid living, natural beauty, and modern convenience. With 100 acres of old-growth eucalypt forest, multiple spring-fed dams, and secure poultry sheds, this property is a rural paradise designed for sustainability and self-sufficiency. Whether you are looking to escape the hustle and bustle of city life or invest in a versatile farming estate, this property has everything you need and more. The perfectly north-oriented, solar-passive, architect-designed home was built in 1999 and boasts double reverse brick veneer construction. Every room enjoys high ceilings and either double or triple aspect views, ensuring that natural light floods the home throughout the day. The spacious triple-aspect living area features jarrah timber floors and a Coonara combustion stove installed in 2023, offering both charm and modern efficiency. The bright kitchen is equipped with custom solid ash cabinetry, quality appliances, and a natural granite island bench, making it a true chef's delight. This property is entirely off-grid, powered by a 14.6 kW solar system with full battery storage and generator backup, ensuring uninterrupted power supply. With 100,000 liters of rainwater storage and an instant gas hot water service, your water needs are well covered. The home also includes additional features such as ceiling fans, gas heating, and a fully vented Asko range hood. The second large shower and utility room provide ample space and convenience, while the potential for house extension allows you to put your own stamp on this magnificent property. Outdoor living is just as impressive, with a 1/4 acre vegetable garden, a 1/4 acre cider orchard, and multiple secure poultry housing facilities. The property also features paddock fencing in good order, multiple shelter options, and seven secure chook runs, perfect for sustainable farming and livestock management. The substantial rainwater tanks and Enviro-cycle sewage system further enhance the eco-friendly aspects of this property. Connectivity is not compromised, with NBN available and Starlink ensuring high-speed internet with no data limits, making remote work and streaming a breeze. The property provides flexibility and potential future subdivision opportunities. This is more than just a home; it is a lifestyle choice offering peace, privacy, and productivity. With its beautiful natural setting, extensive amenities, and potential for growth, 2323 Yass River Road is a rare opportunity to own a piece of rural paradise. Don't miss out on making this exceptional property your own.

Key Features:

- * Property Type: Rural/Farming
- * Block Size: 117.89 Hectares (293 acres)
- * Old Growth Forest: 100 acres
- * Water: 7+ dams, multiple spring-fed
- * Home: North-oriented, solar-passive, double reverse brick veneer
- * Solar System: 14.6 kW with battery storage and generator backup
- * Rainwater Storage: 100,000 liters
- * Bedrooms: 3 spacious rooms
- * Kitchen: Custom solid ash cabinetry, Falcon dual fuel range, Asko dishwasher, granite island bench
- * Living Area: Triple aspect, jarrah timber floor, Coonara combustion stove
- * Utility Room: Large shower, ample cabinetry, second loo
- * Heating/Cooling: Gas heating, ceiling fans, instant gas hot water
- * Outdoor: Secure poultry sheds, vegetable garden, cider orchard, paddock fencing, chook runs
- * Connectivity: NBN, Starlink, landline telephone
- * Additional Features: Enviro-cycle sewage system, electronic fencing, multiple access points, room for house extension

House extension completed to first fix, ready to be re-imagined to your taste. Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Queanbeyan. ABN 57628148121 trading as Belle Property Queanbeyan.