

127 Corregans Rd, Yass River, NSW, 2582



Rural For Sale

Tuesday, 1 October 2024

127 Corregans Rd, Yass River, NSW, 2582

Bedrooms: 6

Bathrooms: 2

Parkings: 10

Type: Rural



Trish Brewer
0409524901

Sublime Country Estate

LAWD is pleased to present Malay Vale Estate (the Property), comprising 61.84* hectares (152.80 acres), featuring an architecturally designed, five-bedroom family homestead with attached loft studio with outstanding improvements, including machinery sheds, workshop, barn, stable and inground swimming pool, and only 45* minutes from Canberra.

Unique opportunity to secure now, rent under licence with settlement in July/September 2025

Key investment highlights include:

An exceptional offering in the converted Yass to Canberra growth corridor.

The homestead features a modern layout with an open-plan kitchen and family room, formal living, main bedroom with walk-in wardrobe and ensuite, study or sixth bedroom, family bathroom, separate toilets, laundry, attached retreat with loft studio and ensuite.

The kitchen has a six-burner gas cooktop and oven, stone benchtops, a walk-in pantry, a dishwasher, and a large island bench with a timber work surface. Five bedrooms, all with built-in robes.

Hydronic heating/wood fire, polished concrete floors, feature timber and brick walls, 10.5kW* solar system with a 14kW* Tesla battery.

Beautifully presented landscaped gardens and grounds provide numerous outdoor entertaining areas, including a barbeque area, man cave shed, and in-ground pool.

Productive mixed farming land suited to a diverse range of hobby farming, equine pursuits, and grazing enterprises. The Property is subdivided into five paddocks.

Predominantly native perennial grass and clover pastures, capable of conservatively carrying 10* to 15* cows and calves or horses.

Securely watered via three surface dams, four troughs, 115,000* litres of rainwater storage and frontage to Corregans and Malay creeks.

Quality operational improvements include steel cattle yards, machinery/hay shed, workshop, original shearing shed (unequipped) & garage shed, American barn and stables.

Exclusive location only 14* kilometres from Murrumbateman, 22* kilometres from Yass, 54* kilometres from Canberra and 251* kilometres southwest of Sydney M5/M7 intersection.

Malay Vale Estate is for genuine sale, asking for \$2,100,000. For more details regarding this rare opportunity, please contact the personnel below.

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*Approximately.