"Summer Hill" 256 Good Hope Rd, Yass, NSW 2582
Sold Lifestyle

Wednesday, 25 October 2023

"Summer Hill" 256 Good Hope Rd, Yass, NSW 2582

Area: 48 m2   **Type: Lifestyle**

George Southwell
0262264400

$960,000

Nestled in the serene countryside of "Summer Hill," just a 10-minute drive from Yass and a mere 50 minutes from Canberra, you'll find a remarkable 48-hectare (119-acre) parcel of land, boasting reliable native grazing pastures. Accessible via sealed Good Hope Road, this property offers not only convenience but also breathtaking vistas that stretch across the northern and eastern horizons.Here, 95% of the land is arable and showcases gently undulating Yass Valley grazing country. With a generous building envelope of 4000m2, you have the freedom to design your dream home amidst this picturesque landscape. The property's amenities include two large, well-maintained dams, a bore, cattle yards, and internal fencing that divides the land into three paddocks, providing both flexibility and practicality.A piece of Yass Valley's history, "Summer Hill," has been cherished by a local farming family since 1977. As part of a deceased estate, this property presents a unique opportunity for you to shape its future. Whether your vision includes a custom home or managing livestock, "Summer Hill" stands ready to become your haven.Additional Property Features include:• 2 dams and a licensed bore (not equipped)• An annual rainfall of 650mm• Fenced into 3 paddocks• Cattle yards• The potential to farm or graze 350 sheep or 35 cattleThis exceptional property, set against the tranquil backdrop of the Yass Valley, invites you to create your own paradise. The opportunities are boundless, and the lifestyle is extraordinary. Seize this remarkable chance without delay. For more information or to arrange a viewing, please contact George Southwell from Ray White Rural Canberra | Yass | Murrumbateman. "Summer Hill" is your canvas to transform dreams into reality.Seller's Reserve - $899,000George Southwell0429 838 345