



## 116 Dog Trap Road, MARCHMONT, NSW 2582

### Location and Quality – 20.16 Acre Rural Residential Block

Located just 1.16km from the Yass Valley Way intersection leading to Yass and Canberra, where else can you possibly find a fabulous block of this size within doddle-distance of Woolies and a full range of town services?

20ac bare residential lots with rich decomposed granite soils and NE aspects are incredibly rare items, but after 24 years of being under the care of the same family, this one presents you with an opportunity to secure an elusive piece of property gold.

Whether you're a newbie to country living, or upsizing/downsizing, this is the ideal block for you!

20 beautiful acres gives you plenty of space to add the massive home of your dreams, meaningful shed cluster, vineyards, orchards and the impressive equestrian infrastructure you've always wanted. Yes, 20 acres of excellent country is also enough to allow you to feed crop and bale for your own livestock needs too. 20 acres provides you with scope to grow in to the property, not out of it.

The block's easy topography ranges from level at the entry gate, gently rising to an

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**TYPE:** Sold

**INTERNET ID:** 300P12236

#### CONTACT DETAILS

**John Lennie**  
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ideal building site that effectively provides elevation and views over the block and across neighbouring farmlands.

Horses, sheep, cattle, alpacas, kids and your country lifestyle plans; this block can take the lot and more.

Essentially, this is a quality block of land that will enable you to finally realise your imagination.

It's once-in-lifetime opportunity, so be quick!

#### Property Technical Specifications

â€¢Property identifier: Lot 22 DP: 879780 - 116 Dog Trap Road, Marchmont, NSW, 2582

â€¢Block: 8.160haha/20.16acres (sealed road to the gate) with a NE topography ranging from level at the entry gate rising through a mild grade to an elevated site with views over the property & countryside. Currently, no internal paddock sections, boundary fences are picket steel ring lock with single barb running the northern/Dog Trap Road section. The block carries a mix of phalaris, oat, clover etc.

â€¢Existing plantings:

-natives including wattles, eucalypts, bottlebrushes, may bush, flowering quince etc..

-ornamentals including cypresses, oaks, golden elm, maple, poplar, plus a swathe of seasonally bright red poker plants etc.

-fruiting orchard - apples, pear, fig, peach etc.

-over 100,000 diverse daffodil plantings cultivated by a recognised breeder- Autumn and Winter, but mostly in Spring

â€¢Residential building entitlement: Yes, no specified building envelope- as per standard council planning set-backs 50m from all boundaries with allowance for exclusion zone to the SE of the block

â€¢Primary block use: residential, decomposed granite soils- ideal for equestrian/livestock grazing, domestic feed cropping & orchard development

â€¢Non-potable water supply: on-property surface collection dam- .75meg approx.

â€¢Power: roadside or off neighbouring property pole

â€¢Rates & zoning; Yass Valley Council, \$1,271pa, R5 (Large Lot Residential)

â€¢Location: 16.3km north from Murrumbateman village, 1.16km to Yass Valley Way intersection to Yass/Canberra, 5km to Yass Woollies, commuter drive time to Canberra would be approximately 40-45 minutes

â€¢Services: letter mail delivery & school bus services at the front gate, wheelie bin household & recycle collection at the gate

Please note: vehicle access will not be permitted on to the block. If attending an inspection please park near the gate and wear suitable footwear to walk the property.

- Land Area 8.16 hectares





