



## 3446 Laggan Road, CROOKWELL, NSW 2583

"Norfolk Rise, Crookwell"

**8.55 hectares, 21.13 acres**

Perfectly positioned between Crookwell and Laggan, this well-located small acreage property, offers an excellent lifestyle opportunity with the convenience of town amenities just minutes away. The original solid double brick home is ready to move into or expand for the keen renovator or those looking to add their personal touch.

### Features:

- \* 8.5 hectares (approx. 21 acres)
- \* Original 1920's double brick home includes, 2â##3-bedroom, 1 bathroom
- \* Internal laundry and practical extension mudroom
- \* Second toilet attached to storeroom
- \* Electric hot water system, gas cooktop
- \* Reliable water supply includes licking hole creek and well, 1 x 20,000L water tank, 1 x

**TYPE:** Auction

**INTERNET ID:** 300P187926

### AUCTION DETAILS

5:00pm, Thursday  
December 4th, 2025

### CONTACT DETAILS

**Elders Real Estate**  
88 Hume Street  
Goulburn, NSW  
02 4824 4466

**Kia Scott**  
0417 497 356

10,000L water tank

\* Expansive Machinery Shed 31m x 16m, ample storage, workspace, ideal for large equipment, vehicles or farm use

\* Septic system recently serviced, brand new water pump supplies water to house from spring fed well

\* Highly arable land, ideal for grazing, enclosed vegie garden

\* Multiple spring fed dams

\* Stunning views

\* Prime location, close to schools, shops and all amenities

A rare opportunity with huge potential to secure a manageable lifestyle property in a highly sought-after location.

For all enquiry please contact;

Kia Scott @ Elders Real Estate 0417497356 or [kia.scott@elders.com.au](mailto:kia.scott@elders.com.au)

#### AUCTION

Thursday 4 December, 5pm

Elders Goulburn, 88 Hume Street, Goulburn

All bidders must pre-register with Kia Scott

- Land Area 8.55 hectares
- Bedrooms: 3
- Bathrooms: 1



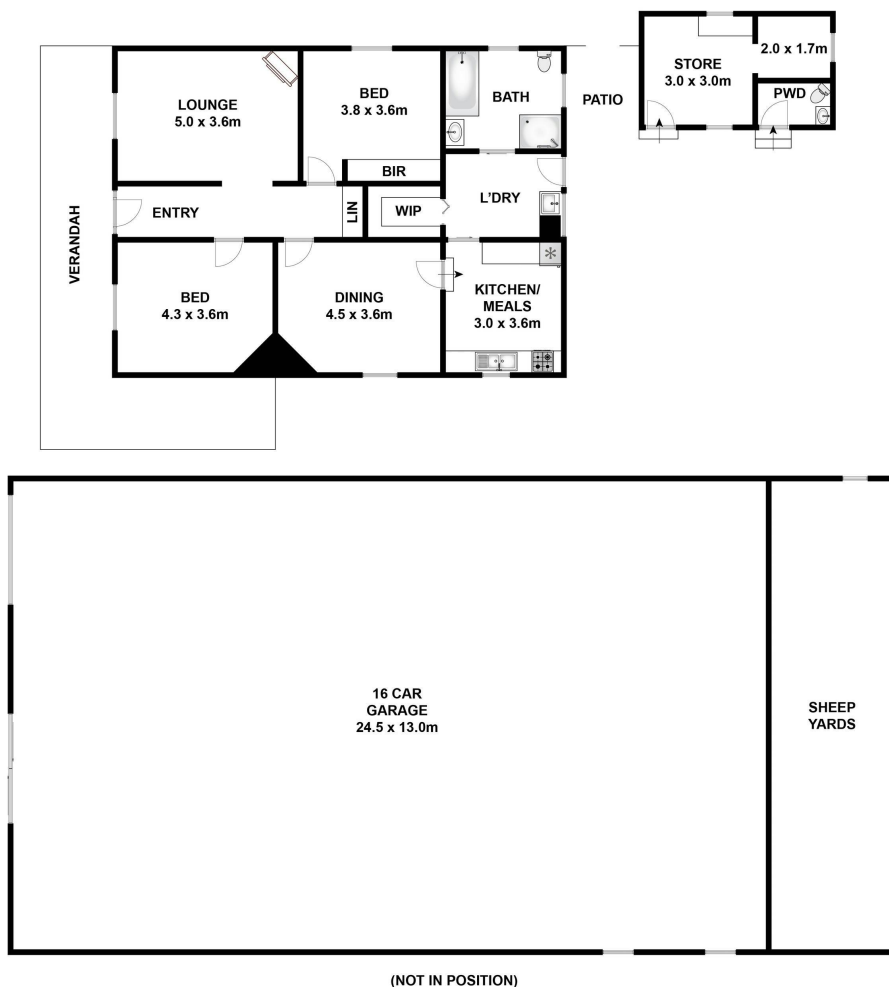
**HOMESTEAD**

|                  |          |
|------------------|----------|
| <b>Bedrooms</b>  | <b>3</b> |
| <b>Bathrooms</b> | <b>1</b> |









Approx House Area 113m<sup>2</sup>

Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**3446 Laggan Road, Crookwell**

**Elders** Real Estate