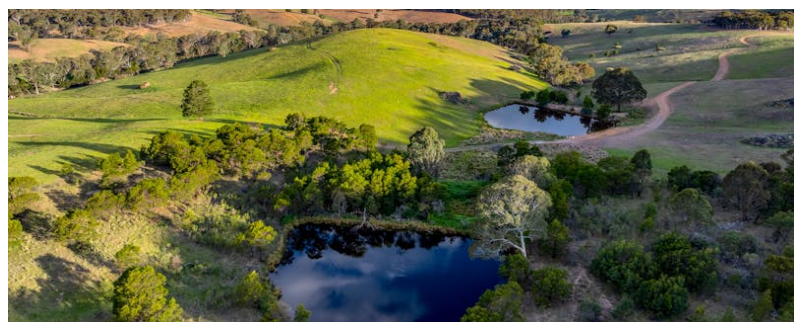




1452 Crookwell Road, KINGSDALE, NSW 2580

"The Piano Shed" - Southern Tablelands holding with scale, close to Goulburn City.

598.00 hectares, 1,477.66 acres

A substantial Southern Tablelands holding offering scale, water security and exceptional access to regional services.

Just 15 kilometres north of Goulburn, "The Piano Shed" presents an outstanding opportunity to secure a 598-hectare (approx. 1,477-acre) rural holding in one of the region's most convenient and well-connected locations. Positioned along Crookwell Road at Kingsdale, the property enjoys effortless access to Goulburn â## a thriving regional hub known for its heritage architecture, strong agricultural supply network, health and professional services, and excellent schooling options from primary through to tertiary.

This productive grazing property is ideally suited to prime lamb and superfine wool enterprises, combining reliable water, quality fencing and a balance of open grazing country, timbered areas and improved pastures. Recent pasture improvement has been carried out via broadcasting, including single super, clover, ryegrass, phalaris and cocksfoot, complementing a fertiliser program ready to continue into autumn. Its scale, outlook and proximity to town further enhance its long-term appeal.

TYPE: For Sale

INTERNET ID: 300P189135

SALE DETAILS

Awaiting price guide.

CONTACT DETAILS

Elders Real Estate

88 Hume Street
Goulburn, NSW
02 4824 4466

Lauren Croker
0482 645 611

Key Features

- Area: 598 ha (1,477 acres) across Lot 166 DP 750054 & Lot 1 DP 1187851

- Location: Approx. 15 km from Goulburn via Fenwick Creek Road

- Topography: Undulating to hilly country with expansive district views

- Soils: Predominantly granite with pockets of shale

- Land Use:

- â## Approx. 200 acres of heavily timbered country

- â## Areas of improved pasture and some cropped zones

- â## Recent pasture improvement through broadcasting of clover, ryegrass, phalaris, and cocksfoot

- â## Fertiliser program in place (single super) with scope to continue into autumn

- Water Security:

- â## 2 large dams with excellent holding capacity

- â## 8 smaller dams distributed throughout the property

- Fencing & Infrastructure:

- â## Majority of fencing replaced within the last six years; overall excellent condition

- â## Fenced into 8 paddocks with laneway access

- â## Older set of sheep yards

"The Piano Shed" offers a rare combination of scale and convenience â## large enough to support serious grazing operations while being close to one of the Southern Tablelands' most well-serviced regional centres. With sweeping views, reliable water, strong grazing credentials and unbeatable access to Goulburn's educational, agricultural and community amenities, this is a holding with both immediate productivity and compelling future appeal.

Lot 1 DP 1187851 / Lot 166 DP 750054

Contact conjunctional agents for more information or to arrange an inspection:

Greg Croker - The Agency, Goulburn 0428 243 241

or

Lauren Croker - Elders, Goulburn 0482 645 611

- Land Area 598 hectares

