

## 120 Greenwich Meadows Road, GREENWICH PARK, NSW 2580

A Refined Rural Sanctuary of Scale, Privacy and Water Security

**42.53 hectares, 105.09 acres**

Elders are proud to present Olive Grove, an exceptional lifestyle holding set within the tightly held Greenwich Park region.

Spanning approximately 105 acres (42.53 hectares) of gently undulating countryside, this private rural sanctuary enjoys a highly convenient position between Sydney and Canberra, just 15 km from the Hume Highway, while remaining completely secluded from the outside world.

At the heart of the property lies an established olive grove of approximately 800-1,000 mature trees, underpinned by outstanding water security. The holding benefits from a 30-40 ML water licence, two bores, three dams (including two spring-fed), and direct access to a tributary of the Tarlo River-a rare and valuable combination in the region.

With approved dwelling permissibility, a clearly defined and elevated house site is ready for construction, perfectly positioned to capture sweeping rural vistas and breathtaking

**TYPE:** Sold

**INTERNET ID:** 300P190434

### **AUCTION DETAILS**

9:00am, Tuesday March  
17th, 2026

### **CONTACT DETAILS**

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

**Kia Scott**  
0417 497 356

sunsets across the surrounding landscape.

Complementing the future homesite is a beautifully designed Scandi-inspired studio and machinery shed, offering immediate comfort and flexibility. Finished to a high standard, the studio provides generous living spaces for family and guests, featuring a loft-style sleeping arrangement accommodating up to eight adults, a full kitchen, combined bathroom and laundry, fireplace, ceiling fans, and quality insulation throughout. An adjoining three-bay machinery shed ensures practicality without compromising aesthetics.

Every element of the property has been carefully considered, allowing new owners to arrive, unwind, and enjoy from day one-while retaining the opportunity to further enhance or develop over time.

#### Property Highlights

- 42.53 hectares (105.09 acres) approx.
- Established olive grove of approximately 800-1,000 trees fully irrigated
- Secure 30-40 ML water licence
- Three dams (two spring-fed), two bores, and Tarlo River access
- 250,000-litre water tank servicing irrigation and bore infrastructure
- Approved dwelling permissibility with a marked, elevated house site
- Expansive rural views with exceptional privacy
- Sealed road frontage with gravelled internal driveway
- Undulating country with timbered areas and grazing potential
- Approx. 200 sqm Scandi-style studio and shed, comprising:
  - o Living area, kitchen, combined bathroom/laundry
  - o Fireplace, ceiling fans, insulation
  - o Loft accommodation sleeping up to eight adults
  - o Three-bay machinery shed
  - o Attached 100,000-litre water tank
- Off-grid solar system with 9 kWh battery capacity
- Highly effective Starlink internet service
- Fruit orchard, vegetable garden, and established plantings
- Outdoor firepit and entertaining area

Olive Grove represents a rare opportunity to secure a substantial, water-rich rural holding where lifestyle, privacy, and long-term value converge-ideal as a permanent residence, weekend retreat, or strategic land investment.

For all enquiries, please contact

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

- Land Area 42.53 hectares
- Bedrooms: 1
- Bathrooms: 1

## HOMESTEAD

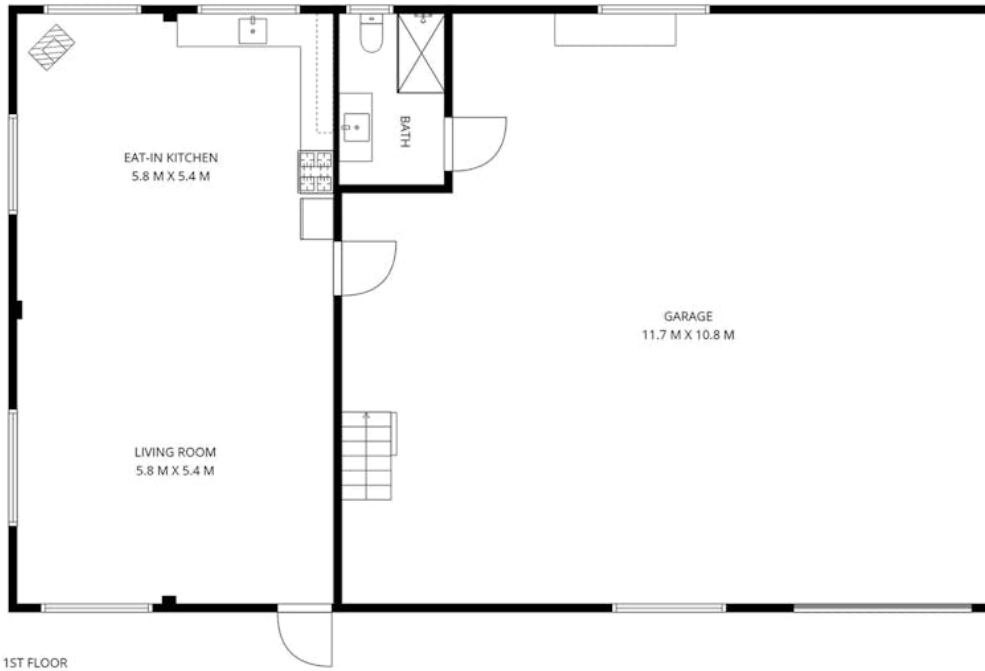
Bedrooms	1
Bathrooms	1











**120 Green Meadows Road, Greenwich**

Approx. total area: 68m<sup>2</sup>  N

*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

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