



413 Flacknell Creek Road, GUNNING, NSW 2581

Stunning countryside, with a running creek & good infrastructure.

32.60 hectares, 80.55 acres

This spanning 80 acres of secluded acreage offers a quiet & private retreat within the beautiful shire of Jerrawa.

Consisting of open grazing country which rolls towards the permanent Flacknell creek & Sheep station creek, this property has been set up with solid infrastructure to make management easy.

IMPROVEMENTS

- 11m x 5m steel shed.
- 1 silo.
- Set of sheep yards and cattle yards.

TYPE: For Sale

INTERNET ID: 300P190699

SALE DETAILS

\$600,000

CONTACT DETAILS

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Sam Simpson
0413 996 971

- 4 dams.

LAND AND SOILS

- Featuring gently undulating terrain and fertile brown and sandy loam soils, the allotment blends a scenic landscape with productive capability for a range of agricultural or rural lifestyle enterprises. There has been a good history of fertilizer being used over the years and the pastures are mainly made of clover, rye grass, phalaris, cocksfoot, tall wheat grass and native pastures like Kangaroo grass.
- The property has an excellent weed management program and as a result the block is very clean from most weeds.

FENCING

- Both internal and external fencing is in good order and stock proof. There are 5 paddocks on the property.

IMPROVEMENTS

- There is no building entitlement for this property, but there is a power pole on the block, and a shed can be erected (STCA).
- Complete with a silo and a 11m x 5m storage shed in good order.
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- Workable sheep and cattle yards make this property easy to manage.

ACCESS

- This allotment is accessed by Flacknell Creek Road. This parcel is made up of 2 lots and could be sold separately as 2 in the future. The second lot has access through a crown road, which comes off Dawes Rd.

SITUATED and SIZE

- Land size approx 32.6 Ha/ 80 Acres.
- 22 km to the charming village of Gunning.
- An easy 249 km or approx. 2.5 hours drive to Sydney airport.
- 78km drive to the Canberra centre.

WATER

- 4 good sized strategically placed dams offer water supply for livestock requirements, as well as the two permanent creeks which run along the eastern boundary.

POWER

- Power runs through the property and has its own power pole.

If you are looking for an easy to manage, versatile block of land surrounded by peace and quiet, then make the tree change and enjoy what this property has to offer.

- Land Area 32.6 hectares



