



240 Shingle Hill Way, GUNDAROO, NSW 2620

New Horizons

27.52 hectares, 68.00 acres

Located just 19km from Canberra's inner northern suburb of Dickson, Lot 1 240 Shingle Hill Way, is the next exciting chapter in your life story.

In addition to the panoramic views, Lot 1 provides you with enough meshed residential and rural values to jump straight into a new and rewarding productive country lifestyle.

Whether it's kids, cattle, sheep, horses, or all of these, Lot 1 is the perfect property for you!

Yes, as you'd expect, this is an energetic property, with a ready and waiting set of rural dynamics.

Firstly, the 27.52ha/68ac block is ideal for cross-grazing stock and is currently divided into 7 paddocks for residential and infrastructure separation, effective grazing rotation, and segregated stock management.

Paddock water wise, there's 7 surface collection dams distributed over the 7 paddocks.

Secondly, Lot 1 not only comes with a ready to move in 3&##4-bedroom cottage, but

TYPE: For Sale

INTERNET ID: 300P196342

SALE DETAILS

By Negotiation

CONTACT DETAILS

John Lennie
0407 417 783

there's a perfectly elevated building site where you could add a brand-new home to capture the astounding and unspoilt countryside views. The sensational site has an easy gradient approach up to its mildly contoured building top where you can place your home and sheds.

The existing 145m² cottage was significantly transformed and renovated in 2008 after its earlier start as a combined shearing shed and shearers' quarters.

It's a very comfortable cottage that's seen many family fun times. Its features include great views over the property's front sections, 3 well-sized bedrooms, a study, open plan lounge/dining with its own fireplace, and a nicely upgraded kitchen with plenty of meal preparation and storage spaces.

The cottage also has a large bathroom/laundry room, and there's a handy adjacent cottage block shed that provides an additional 52m² covered BBQ alfresco for family and friends' catchups.

Lastly, the property has a large 240m² steel rural production farm shed, and a 65m² steel storage shed that are ideally located near the property's entry gate for easy access of the laneway from Shingle Hill Way.

The larger farm shed is equipped with 2 larger doors for machinery/large vehicle access, plenty of open concrete base areas for hay storage and a workshop, and an operational 8m² cool room for the meat and produce you'll harvest from the property.

In the past, the farm shed was used for a myriad of tasks, including weddings and other social events. What you can use this mammoth amount of shed space is personally interpretive.

Essentially Lot 1 240 Shingle Hill Way is a beautifully located and exciting way for you to jump into country living but still have an easy daily commute to your day job in Canberra.

Alternatively, the property would also provide you with an ideal weekend escape from areas outside the ACT regions, with many close-by small country villages for people to explore and enjoy their atmosphere.

Property Technical Specifications

- Cottage Residence: 130m² of living area, 15m² of covered arrival portico/entertainment deck, total area under roof 145m²/15.6sq

- Cottage residential features:

- originally constructed as shearing shed & shearers' quarters it was residentially converted during the 1980's, with the current owners completing significant 2008 renovations

- open plan kitchen/lounge/dining living area with direct access to the entertaining deck with views over the front of the property

- very functional kitchen with ample meal preparation/storage spaces/900mm electric oven & dishwasher cavity

- 3 bedrooms, including:

- bed 1 - walk in robe

- bed 2 - built in robe

- bed 3 - sunny 10m², with east/north windows

- 6.13m² study/nursery/hobby room

- spacious bathroom - large shower & full-size bath

- laundry room
- large & effective fan-forced wood heater
- Cottage block recreation shed: 52m² divided into 3 sections, plus a covered alfresco area
- 27.9m² craft room - ideal space for hobbies/home office
- 10.8m² powered tool workshop - shelving, cupboards & a storage mezzanine. Roller & glass sliding doors for access/ventilation
- 14.3m² storeroom - accessed internally & via external access door
- 35m² BBQ alfresco area - joined to the shed & providing a sheltered space for outdoor entertaining
- effective Turbo 10 wood heater
- Cottage potable water supply: 2 above ground rainwater tanks with a cumulative capacity of 52,000L approx.
- Hot water: Solar Hart 3 panel solar hot water system
- Sewerage: traditional twin tank septic sewerage system
- Farm/machinery/hay shed:
 - 247m² of enclosed area on concrete base, plus a 33m² of covered entrance with 2.95m clearance
 - lockable storage room (approx. 1840x2450)
 - cool room (approx. 2450x3350)
 - 7.18w x 2.74h machinery/vehicle roller door access
 - 3.0w 2.4h door with joined 33m² covered annex
 - connected power/lighting - versatile aspects for work, storage or events
 - hand-crafted pallet wall, adding rustic character & warmth to the space
 - potable water - 28,000L rainwater tank
 - historically used as a machinery/farm shed, but has also been transformed many times for special occasions, including 18th and 21st birthdays, weddings seating 150+ guests with space for a band, baby showers, & community gatherings
- Storage shed: 65m² steel construction with 4.08w x 2.48h roller entry door adjacent to the main shed
- Non-potable/paddock water supply: 7 distributed surface collection dams
- Block: 27.52ha/68ac of (freehold) land sectioned into 7 paddocks
- Dual-occupancy potential: dual-occupancies permitted under Ru1 zoning (SCTA)
- Location: 19km from Dickson in Canberra's north, 19km from Gundaroo village, 5km from the Federal Highway, the property has an 800m shared graded road approach from Shingle Hill Way
- Services: household/recycle taken to Gundaroo tip, or O'Sullivan's Waste service the area for \$14.30 per collection for a 240lt waste/recycle mingled bin
- Rates & zoning- (proposed): Yass Valley Council, RU1 (Primary Production),

\$3,900pa â## indicative figure only.

- Land Area 27.52 hectares
- Building Area: 130.00 square metres
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1
House Area	130.00 square metres











