



## Lot 20/193 Lucernvale Road, YASS, NSW 2582

189 acres, 10 minutes to town with power & building entitlement.

**77.14 hectares, 190.61 acres**

A standout parcel of approximately 77.14 Ha or 189 acres, offering a rare combination of natural beauty and lifestyle potential and offers an elevated position, capturing some of the most breathtaking views in the region. A true lifestyle block ideal for running livestock, motor bike riding, or outdoor adventure.

Set across undulating to steep hills comprising cleared grazing country together with a good balance of timber. The land features mature trees that provide natural shade and year-round comfort for livestock. The varied yet manageable topography lends itself to small-scale grazing, while a graded track offers access through the property.

With a building entitlement (STCA), the property presents an exceptional opportunity to create a bespoke rural residence, all just 10 minutes from the vibrant town of Yass. Elevated building sites capture sweeping views across the surrounding countryside, offering a private and tranquil setting to design and build a home that complements the natural landscape.

**TYPE:** For Sale

**INTERNET ID:** 300P196422

**SALE DETAILS**

**\$600,000**

**CONTACT DETAILS**

**Sam Simpson**  
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For those seeking a lifestyle escape, this property offers an exceptional playground for outdoor enthusiasts. There are multiple campsite locations throughout the property with 4 dams providing reliable water supply.

- 77.14 hectares\* (189 acres) of undulating to hilly grazing country, with stunning views sweeping over the Yass valley.

- Made up of mainly open grazing areas with a good balance of timber, which provides privacy and natural shelter.

- Capable of running 300 sheep all year round.

- Building entitlement (STCA) with multiple potential building sites capturing attractive rural views.

- There is a power pole on the block that can supply the property and is near several prospective house sites.

- 4 dams are spread through out the property.

- The property is fenced into three defined paddocks, ideal for grazing or land management

- Access via Lucernvale road (council-maintained, 1.5km of gravel road).

- Located 8 km from Yass,

- 60 km from Canberra city

- 259 km from Sydney airport.

Whether you are seeking a rural escape, weekend getaway, or a place to establish your dream country residence, this property offers scale and location that are increasingly difficult to find. This is an outstanding opportunity to secure a picturesque rural holding in a tightly held district within comfortable reach of Yass, Canberra and Sydney.

- Land Area 77.14 hectares



