



## Lot 1/872 Dicks Creek Road, MURRUMBATEMAN, NSW 2582

Close enough for convenience - far enough for peace and quiet.

**25.16 hectares, 62.17 acres**

Surrounded by the beauty of nature, this property presents a unique opportunity to create your own rural oasis. Whether you're looking to escape the city permanently or seeking a peaceful weekend getaway, this holding offers an excellent gateway to either build your dream home or incorporate a tiny home on secure productive acreage in a rural location.

Privately positioned with no close neighbour's, the property is ideally suited for a weekender or a hobby Farm.

This exceptional 25.16-hectares (approx. 61 acres) will give you a self-sufficient lifestyle without sacrificing convenience. Set amongst rolling hills and breathtaking natural surrounds, the property captures sweeping panoramic views across the countryside - creating a sense of space, privacy, and true escape.

Features include

**TYPE:** For Sale

**INTERNET ID:** 300P197699

**SALE DETAILS**

[Contact Agent](#)

**CONTACT DETAILS**

**Sam Simpson**  
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- Building entitlement.
  
- 4 dams plus
  
- 5 paddocks, ideally well suited for livestock and grazing operations, hobby farming pursuits, weekend agricultural use, land banking or just a place to have fun on the weekends.
  
- The property offers a mixture of open pasture and a good balance of timbered country.
  
- Both internal and boundary fencing is solid and in good order.
  
- Main road access to Dicks Creek Rd.
  
- 22 km to Murrumbateman
- 41 km to Yass
- 38km to Gungahlin
- 46 km to Canberra City
- 264 Km to Sydney airport.

This perfectly sized farm is ideal for buyers seeking space, privacy and a self-sufficient capability, whilst offering the advantage of a building entitlement (STCA).

One of the major advantages of this location is its easy access to and from Canberra. You'll avoid the heavy traffic along the Barton Highway by utilising Nanima Road, making travel to/from Gungahlin, Belconnen and the City quicker and easier.

- Land Area 25.16 hectares





