



218 Dog Trap Road, MARCHMONT, NSW 2582

This stunning & peaceful retreat offering multiple accommodation.

15.44 hectares, 38.15 acres

Welcome to 37.82 acres of peaceful countryside, offering sweeping views, established infrastructure, and multiple accommodation options, -all less than 10 minutes from Yass and within easy commuting distance to Canberra.

This exceptional property is ideal for those seeking a tree-change lifestyle, multi-generational living, hobby farming, or income-producing opportunities.

Whether you're dreaming of your forever home, running a small agribusiness, or enjoying the tranquility of rural life with town convenience, the possibilities here are endless.

Step inside the spacious shed conversion, cleverly designed to provide 3 bedrooms, a functional kitchen, living area with split system to keep you comfortable all year round, and a modern bathroom.

Two self-contained tiny homes offer additional flexibility and are both popular Airbnb

TYPE: For Sale

INTERNET ID: 300P38900

SALE DETAILS

**\$1,500,000 -
\$1,600,000**

CONTACT DETAILS

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listings, generating strong and consistent rental income. Perfect for extended family, guests, or continued short-stay accommodation, they provide an immediate return for the new owner.

For those envisioning a grand residence, multiple prime building sites are positioned to capture the sweeping rural vistas.

The property is well-equipped with essential infrastructure: 3-phase underground power with four boards, solar power feeding back into the grid, a bore with a 10ML commercial license, two large dams, and dual 20,000L water tanks.

The land is fully fenced and divided into 2 paddocks, ready for stock, crops, or hobby farming. Already flourishing, the orchard features hundreds of fruit trees-including apples, figs, and plums-providing a possible income opportunity. Organic figs and vegetables are currently grown and irrigated from the bore.

Here, lifestyle and opportunity come together: wide-open landscapes, peaceful days on the land, and stunning sunsets across rolling hills,-all just minutes from town.

Features

- 37.82 acres of peaceful countryside, less than 10 minutes from Yass township.
- Spacious 12m x 18m shed conversion with 3 bedrooms, 1 bathroom, kitchen, and living area.
- Two self-contained tiny homes with 1 bedroom and 1 bathroom and a split system in each - both listed on Airbnb and generating strong income.
- Multiple building sites to create your dream residence with sweeping rural views.
- 3-phase underground power with four separate power boards, plus bore power point.
- Solar system feeding back into the grid.
- Bore with 10 megalitre commercial water licence for domestic, stock, and irrigation use.
- Two large dams plus dual 20,000L water tanks (fresh + bore).
- Fully fenced and divided into two paddocks.
- Thriving orchard including 730+ apple, fig, and plum trees, plus assorted fruit trees.
- Certified organic figs and vegetables currently irrigated.

Zone R5 Large Lot Residential

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that development is provided with an adequate water supply and the disposal of sewage.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Animal boarding or training establishments; Bed and breakfast accommodation; Bee keeping; Camping grounds; Caravan parks; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Exhibition homes; Farm buildings; Group homes (transitional); High technology industries; Home industries; Information and education facilities; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Signage; Tank-based aquaculture; Truck depots; Veterinary hospitals

- Land Area 15.44 hectares
- Bedrooms: 5
- Bathrooms: 3

HOMESTEAD

Bedrooms	5
Bathrooms	3







