



2186 Yass River Road, YASS RIVER, NSW 2582

Tilba Hill – 22.64ac Riverside Block – Panoramic Views

Tilba Hill expresses what photographers refer to as a visual reveal; it just keeps on giving.

From its entry gate to the river, Tilba Hill visually unfolds before your very eyes.

Located just 15km from Murrumbateman village, Tilba Hill allows you to immerse yourself in county living and enjoy a good commute into Canberra for work.

If you've ever thumbed through a country lifestyle magazine and imagined building a WOW-factor home with an infinity pool entertaining deck, this is the property for you.

From the air, the large level house site appears to sit atop a naturally carved pyramid, with the resulting panoramic views being nothing short of sensational. Whilst the site provides a 360deg perspective, the wide-angled vistas to the south need to be seen to be believed. Along with the horizon views, the outlooks over the immediate block, river and neighbouring pasturelands are an ever-present reminder that you're centred in the country.

TYPE: Sold

INTERNET ID: 300P45138

SALE DETAILS

\$810,000-\$860,000

CONTACT DETAILS

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But, despite its pronounced elevation, the house site is easily accessed by family type sedans, larger animal floats and heavy vehicles via a prepared road that is lined with around 37 October Glory Maple trees.

Additionally, the home site also comes with a pre-existing 3 bedroom timber cottage, excellent steel barn shed and a power pole with a transformer.

Tilba's 9.163ha block could be used for grazing purposes, but it comes into its own as an excellent recreation playground that will keep the kids happy on horseback or bike.

The picture perfect horseshoe shaped riverside sections of the property are lined with mature native trees that are home to a myriad of colourful bird life species including parrots, finches and cockatoos. It's easy to imagine strolling down to this idyllic river setting to enjoy a Sunday afternoon family picnic.

Essentially, Tilba Hill is an expression of everything that's good about natural Australia. This is your chance to develop the visually prominent country home of your dreams.

Tilba is a once-in-lifetime opportunity, so be quick!

Property Technical Specifications

- Property identifier: Lot 3 DP: 1094026 â## 2186 Yass River Road, Yass River, NSW, 2582

- Cottage: timber 3 bedroom re-roofed timber/concrete stumped cottage delivered from Canberra to the site in 2008/09. The cottage has seen better days, but in talented hands could be refurbished. There is no power or water connected to the cottage at this time

- Shed: Colorbond steel barn shed on a concrete pad with 3 manual vehicle access doors & connected rainwater tank. Power is not connected.

- Block: 9.163ha/22.64acres with a topographic contour ranging from near level at the entry gate rising along a prepared road with a mild grade that's suitable for sedan type vehicles ending at the elevated house site with 360deg views over the property & countryside. The contour falls away markedly from the house site to the south/SW/SE. There are no internal paddock sections, boundary fences are picket steel ring lock. The Yass Riverside lower sections are richly fertile, & this section isn't fenced, with the river providing a natural barrier. The river sections of the property can be accessed either from the eastern side of the house site, or via a convenient second 12' boundary gate at the Yass River Road level

- Residential building entitlement: Yes, subject to existing cottage

- Primary block use: residential, mix of high point decomposed granite soils, with deposited soils at the river's side. The block can certainly be used for grazing purposes, particularly with the addition of internal stock fences

- Non-potable water supply: Riparian Rights (not currently plumbed) via the property's Yass River location:

<https://www.waternsw.com.au/water-quality/catchment/living/managing-land/riparian> , seasonal creek that is reported to hold water for most of the year

- Power: pole with transformer located at the house site

- 4 bars of Telstra service at the house site

- Rates & zoning; Yass Valley Council, \$1,404pa approx., RU1 (Primary Production)

- Directions from Murrumbateman village: take right turn onto Hillview Drive after exiting Murrumbateman village, then turn left onto Greenwood Road at the T section until crossing the Yass River at the 10km point. Turn right onto Yass River Road & follow for 5km until reaching the property gate the last 1.4km of this section is unsealed road that is freshly graded

- Services: Telstra connection point/tube located near to the home sit
 - Land Area 9.16 hectares
 - 4 car garage







