

Enviably Country Lifestyle

Auction : 2024-07-20 14:00:00

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Auction Place : On Site

Area & Tenure:

226.59 Hectares ≈ 559.9 Acres Freehold

Situation:

50 Medways Lane Gunning. 3 kms west of Gunning fronting Medways Lane (All-weather) and Dalton Road. 40 kms Yass, 67 Km Canberra, 242 km Sydney & Goulburn 46km.

Description:

Fertile undulating open granite country. Predominantly natural grasses and clovers. Lightly scattered shade timber of Yellow Box and Gum. Mostly arable.

Watered by 11 dams. 19,000 gallons of rainwater storage in 4 tanks.

Long term average rainfall of 645 mm (25 ≈ 26 inches).

Fenced into 11 main paddocks. Stockproof to good condition being a combination of hinge joint/barb and netting/barb.

Structural Improvements:

Stylish 3 bedroom homestead (c1940) renovated throughout. Open plan kitchen/dining room overlooking the deck offering alfresco dining and spa with magnificent views to the north and east. Separate lounge and study room. Main bathroom. Second and third guest bedrooms, and the main bedroom with generous walk-in robe and views to the north and east. The homestead has slow combustion heating as well as split system air conditioning. Separate laundry and verandas run around the perimeter of the home. The homestead and cottage sit amongst beautiful landscaped and manicured gardens.

- Opulent single bedroom cottage with ensuite bathroom, separate lounge and kitchen dining room, split system air-conditioning and wood heater ≈ currently being run as a B&B.

- Studio/Office

- Hay/Machinery Shed

- 4 bay machinery shed ≈ Colorbond ≈ 2 bays lockup/power/cement floor.

- Older style 3 stand woolshed ≈ electric

- New steel sheep yards adjacent to the woolshed

Features:

- Spectacular views

- Choice location ≈ 1 hr Canberra 2 ½ hrs Sydney

- First time offered for sale

- Development opportunities STCA

- Enviably country lifestyle

Inspection by appointment only

Schute Bell Badgery Lumby

Cam McIvor Mob: 0429 900 118

Nutrien ≈ Yass

Anthony Harris Mob: 0408 241 964

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should represent their own enquiries.

Representative
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Property



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