



## FOR SALE

### "SPRING PONDS" - 1288 ACRES

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Reluctantly offered for sale for the first time in its 110 year family history, "Spring Ponds" has been owned and operated by the same family since just before the first World War in 1911. The property consists of approximately 521.49 hectares (1288 acres) and currently runs a 3500 fine wool merino sheep flock.

On the land stands some rare examples of early colonial slab buildings from its 1820s European settlement, very few of which remain standing in Australia today.

The main homestead possesses loads of genuine character combining old world charm and new modernistic lifestyle conveniences. It features eight sizeable bedrooms, three bathrooms and ensuite to the master bedroom. There are also another two accommodation facilities on-site for more space for friends, family and visitors alike, one of which is currently rented to long term reliable tenants.

The farm buildings consist of a five-stand shearing shed, workshop, machinery shed and old barn that can shelter 1200 sheep. Other improvements include silo, solar pump, tanks, and extensive trough system.

The land is nestled in a private valley which is mostly level to slightly undulating with alluvial flats and direct access to two major roads. It is separated into 23 paddocks that are well-watered by the on-site solar powered spring, dams and the beautiful Spring Ponds Creek which runs through the heart of the property giving it its name.

"Spring Ponds" is perfect for wool production, prime lambs, beef cattle or fodder cropping, however the potential future uses of the property are unlimited as it also has ecotourism potential, farm stay accommodation, subdivision (subject to approval) and so much more. There is even room and suitable space to build your own airstrip.

Its location being under 2 hours from Sydney CBD and only 20 minutes from Goulburn, position it squarely in the sites of the family or ardent investors that are looking for a working and lifestyle property of Blue Ribbon quality and class.

11 BED | 5 BATH | 6  
CAR

#### PRICE:

Contact Agent

#### OPEN FOR INSPECTION:

N/A



**Elias Sleiman**

**0438184127**

[elias@atrealty.com.au](mailto:elias@atrealty.com.au)

[www.ruralnational.com.au](http://www.ruralnational.com.au)



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