

SOLD

CONTRACTS EXCHANGED - THE HIDDEN GEM

Nimbins local award winning agent, Uri Ross, proudly presents 33 McGuinness road Georgica.

Located high on the plateau of Georgica is this highly diverse 107 acre property, featuring a stunning 4 bedroom mud brick home in a private setting with strong water security and incredible natural assets.

Down a long established driveway through beautiful green paddocks you will find this hidden gem tucked away out of sight. It has instant appeal as you come through the gate. The tall A frame roof sitting beside a 112 sqm garage. The mud brick and timber home was built in 1984 and has gorgeous features. Stunning timber work, stained glass windows, high ceilings, a Carmichael wood-stove, potbelly fireplace, slate and tiled floors and more. The house offers endless charm and will not disappoint. It is Surrounded by beautiful gardens and native forests. Amongst the well maintained lawns is an outdoor entertainment area above the natural stone rock walls.

There is mains power to the main residence, the garage, and dairy bales. The property also has hydroelectric power infrastructure, but is currently out of commission.

There are two spring fed dams, one medium size dam and the other is a huge (approx. 32 megalitre). Some of the most impressive water security you can find in the region. The dams overflow through to a natural creek system and waterfall providing the relaxing sound of water cascading over the rocks in times of rainfall. This waterway extends onto a larger waterfall that feeds into the Leycester creek which the property also has approx. 350m of creek frontage with lots of swimming, kayaking and fishing opportunities. A truly magical spot.

There are another 2 farm sheds on the property (12 x 18 + 9 x 18), offering hundreds of metres of undercover storage to keep your gear out of the weather. There are also two small garden sheds. There is 88,000L of potable water storage plus an additional 10,000L of non potable water for your gardens. Rest assured, it would be very difficult to run out of water on this property.

The 107 acres consists of 50 acres of high country which is mostly fenced, and extends out to the 'bluff' which is another pocket of the property that would be amazing for camping or eco tourism. The remaining 57 acres of land is steepish land that is heavily forested & makes its way

4 BED | 1 BATH | 4 CAR

PRICE:
\$1,180,000

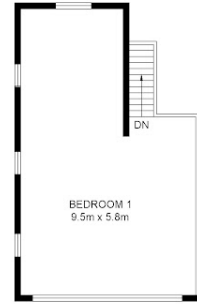
OPEN FOR INSPECTION:
N/A



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INT : 163.8m²
 EXT : 125.6m²
 SHED : 112.5m²
 OPEN BAY SHED : 378m²



Dimensions are approximate. All information contained herein gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries © visionmedia.vision 2022.

33 McGuinness Road, Georgica

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.