



**SOLD**

## 31 RURAL GRAZING COUNTRY IN HISTORIC BIGGA, PERFECT BUILDING LOCATION,

Step into rural tranquility with this property sprawling across 31 acres of prime grazing land in the historic village of Bigga. This fully fenced rural property offers the perfect blend of comfortable country living and agricultural opportunity, situated in one of NSW's most renowned superfine wool producing regions.

The post war period home on site is in a very poor dilapidated state, suggest this site would be ideal for a knock down rebuild. Min 2 ha zoning.. With potential to subdivide to 5 Acre lots subject to council approval.

The views from the land capture stunning loa and distant mountain and valley and rolling countryside views that stretch across the Southern Tablelands landscape.

The garage workshop provide ideal space for farm maintenance, hobbies, or rural enterprises. The property's water independence is ensured with two good dams while the fully fenced boundary provides security for livestock and peace of mind.

- 12.04 hectares of fully fenced grazing land
- Workshop and secure potential parking for 2 vehicles
- Stunning distant and local rolling countryside both mountain and valley views

Located in the picturesque village of Bigga, you'll be immersed in rich pastoral heritage where some of the world's finest superfine wool has been produced for generations. The property sits perfectly positioned just 91km northwest of Goulburn and 52km southeast of Cowra, offering rural serenity without complete isolation from essential services.

The surrounding Southern Tablelands region provides endless opportunities for rural pursuits, from livestock grazing to agricultural ventures. Bigga's close-knit community of 268 residents maintains the authentic country lifestyle that's increasingly rare to find. The area's rolling hills and pristine countryside create an idyllic backdrop for family life or a peaceful rural escape.

Whether you're seeking a lifestyle change, agricultural investment, or simply a place to raise livestock in one of Australia's premier rural locations, this Hearn Street property delivers on every

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$500,000

**OPEN FOR INSPECTION:**  
N/A



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