



## FOR SALE

### 200 ACRES, GRAZE, RIDE, ENJOY & BUILD YOUR COUNTRY HOME OR HOBBY FARM

Best of all worlds here available for you, your friends and family to enjoy on 200 acres zoned Ru2- rural Landscape, divided into seven paddocks the property features 5 Dams, Water Bore, fully fenced with grazing and recreational potential. The land provides a mix of cleared land, bushland with gumtrees and pine forests. This makes it absolutely ideal for a mixture of rural, lifestyle and recreational pursuits with great future potential to build your dream farm lifestyle. Located only 30 minutes from Goulburn CBD great for major schools, shopping centres, railway station, clubs, cafes, restaurants and all professional services, 1.5 hours to Canberra, 25 minutes to The beautiful country town of Marulan and under 2 hours from Sydney Metro..

The property has direct road frontage to Oallen Ford Road, is slightly undulating countryside, currently grazing some cattle and sheep. Has a dwelling entitlement for you to build your home, mains power lines located on property ready for electricity connection to your new home, sheds or workshop etc...

For more details or to inspect this beautiful 200 acres, call Exclusive Listing Agent Elias Sleiman now on 0438184127

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$1,250,000

OPEN FOR INSPECTION:  
N/A



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