

1 Prell Street, Crookwell, NSW 2583

House For Sale

Tuesday, 14 January 2025



1 Prell Street, Crookwell, NSW 2583

Bedrooms: 4

Bathrooms: 1

Parkings: 10

Area: 14 m2

Type: House



Robyn Duncombe
0248321732



Abbey Wooll
0248321732

Auction unless sold prior

Welcome to "Hillview," a captivating estate that spans *14.81 hectares / 36.6 acres on the very edge of Crookwell."Hillview" offers a harmonious blend of rural peace and town convenience. Imagine waking up to the gentle sounds of nature, with the convenience of town just moments away.

DEVELOPMENT POTENTIAL / ZONING / LOCATION Investors take note, the location & zoning really do make this property an incredible opportunity. + RU5 – Large Lot Residential, creating a golden opportunity for subdivision **STCA+ Located only *1.3km from Crookwell's CBD, Canberra 1.5hrs, Sydney 2.5hrs

HOMESTEAD This enchanting homestead, dating back to the 1880s, seamlessly blends historical allure with modern comforts, inviting you to create your own story within its walls. + 4 spacious, sunlit bedrooms that promise restful nights+ 2 cozy living areas perfect for family gatherings and quiet evenings+ A peaceful alfresco area, ideal for starlit dinners, morning coffees or entertaining+ Brick extension completed in *1900 and skillion section added around 1920

LANDSCAPING + Every tree on the property was planted with intention by the current owners to create privacy and wind breaks+ Surrounded by a meticulously designed garden, offering a serene escape into nature

SHEDDING + Expansive shedding including 2 x machinery sheds, hay shed, feed shed, old dairy shed + Additional smaller sheds & livestock shelters scattered like hidden treasures

EQUINE FACILITIES+ Currently operating as a working horse farm for larger breeds+ Large and small round yards with rubber belting+ Horse crush built for draught horses+ Stable yards, electric fencing, and water troughs in all paddocks

WATER / SOIL / FENCING+ Connected to the town water service & tank water, ensuring you never run dry+ 92,500-litre tank, 62,050-litre tank, and 4,500-litre tank+ Rich red basalt soil with a small % grey loam, perfect for gardening and farming with an impressive cut of hay each year.+ Most of the boundary is double fenced for added security

UTILITIES+ Connected to mains power+ Exceptional mobile service (no landline)+ Septic system*Approximately**Subject to council approval