

126 Hadlow Drive, Lake George, NSW, 2581

all real estate nsw

House For Sale

Friday, 6 December 2024

126 Hadlow Drive, Lake George, NSW, 2581

Bedrooms: 2

Bathrooms: 1

Type: House



Jan Ladmore

Comfortable Home 20 minutes out on an RU1 Zoned Property with huge Potential

Jan Ladmore & staff of All Real Estate NSW are proud to offer this versatile RU1 Zoned property in the Bywong/Lake George area.

On entering the property, you drive through an electric front gate (that's right - no getting out to open a gate) onto a sealed driveway (no dust) curving past the pretty dam (with ducks and wildlife) and around to the home with wide entertaining decks on two sides.

This comfortable home has two bedrooms - both with walk-in robes and doors that open out to the covered verandah. There is also an office with direct access outside, a large open-plan living/dining and kitchen area, a tiled bathroom and a separate laundry.

The north-facing and extra-wide entertaining deck, bedroom 1, living area and kitchen all take in the views over the dam to the surrounding valley and distant mountains.

The home has a warm and welcoming feel to it, with vaulted ceilings in the living area suggesting both height and a sense of space and so making it a tranquil place to come home and relax while taking in the view

The RU1 Zoning allows the property so many possibilities to run a business, have trucks, equipment and machinery, build sheds, dual occupancy etc. An excavated pad has been prepared for a larger, potentially residence or shed created in readiness for the next stage of development. Please contact me for a copy of the contract.

YASS VALLEY COUNCIL - ZONING for 126 HADLOW DRIVE LAKE GEORGE

2. Zoning and land use under relevant local environmental plan (LEP)

(a) Zoning of the land

RU1 - Primary Production

(b)(i) Purposes for which development may be carried out without the need for development consent:

RU1 - Environmental protection works; Extensive agriculture; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Water storage facilities

(b)(ii) Purposes for which development may be carried out with development consent:

RU1 - Agritourism; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Artisan food and drink industries; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Function centres; Helipads; High technology industries; Home industries; Industrial retail outlets; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Landscaping material supplies; Markets; Open cut mining; Places of public worship; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Serviced apartments; Signage; Timber yards; Transport depots; Truck depots; Turf farming; Waste or resource management facilities; Water recreation structures; Water supply systems

There is fantastic access to the property with a sealed driveway and cleared area to build some sheds, another home or

extend the existing home.

Whether you want a trucking depot, a business, collect cars or other hobbies or put in a caravan park then you can do this here.

Then again, if you are into horses, there is room to put an arena and other horse facilities, with lots of opportunities to ride in the local area. Have you always dreamed of having some farm animals, maybe growing your own vegetables and fruit, or just have some room for the family, then this could be the place for you.

Features of this Property:

3.1 Ha / 7.66 Ac slightly undulating & mainly cleared land with trees on road boundaries

Zoned RU1- ask for contract to see the many opportunities - business/investment etc.

Totally Off Grid with battery and back-up generator

Home with 2 Bedrooms plus study

Views over the paddocks & dam from the living, kitchen and bedroom 1

Vaulted ceiling in living - plenty of places to hang your pictures

Large open-plan living opens out to the covered large deck/entertaining area

Functional kitchen with wall pantry and DW

Freestanding Stove with gas cooktop & 900mm oven

Slow combustion wood fire in living keeps the whole home cosy in winter

RC air-conditioned

LP Gas Heating

Large tiled bathroom

Separate laundry

Wide and covered entertaining deck with views over the property

20 panels, 12kW Growatt Inverter solar system with 10kW Lithium battery

9KVA Back-up generator

Totally off-grid so No more electricity bills

Std Septic System

Instantaneous gas HWS

Starlink Internet

2 x 40000 litre poly water tanks

Large spring-fed dam with a sealed driveway around dam wall

Fully fenced

Sealed driveway with an electric front gate

2 x shipping containers for storage

Dual Occupancy permitted- plenty of opportunity here

Potential for Airbnb for passive income

Close to Federal Hwy

Quick commute to the city

Location:

Close to Federal Hwy with easy access

Quick commute to the city or coast

20 min to Airport

20 min to Queanbeyan

15 min to North Canberra

15 min to Bungendore

20 min to North Canberra</p></div>