

143 Rochford Road, Wallaroo, NSW 2618



Land For Sale

Tuesday, 14 January 2025

143 Rochford Road, Wallaroo, NSW 2618

Type: Land



Mark Johnstone
0414382093

Auction 02/02/2025

Large Acreage in Prime Location Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The first open home will be scheduled for Saturday, 11th January 2025. Have you ever dreamt about living on rural land close to Canberra with images of the most spectacular views you could ever find and adventure walks right on your doorstep? Well dreams can come true! This magnificent 150 acre (60.79ha) block located so close to Canberra in sought after Wallaroo is now presented for sale. Just 15 minutes (approx) drive to Hall and 35 minutes (approx) to Canberra CBD, it's rare to find such large productive acreage offering so much. 90% of the land is productive farmland for running stock on a commercial basis or if you prefer, just enjoy the wide open spaces for hobby farm pursuits. The property is stock proof fenced with a reliable dam and water access rights from the permanent creek. Also, the family will never run out of adventurous walks to enjoy within your own property boundaries. With over 1 kilometre of Oakey Creek frontage to explore, you'll all be mesmerised by some of the landscape features you would have never guessed existed in this area. Trails along the valley floor follow the gently babbling creek leading to a spectacular steep ravine and gorge with natural waterfalls flowing all year round. Sitting high on the escarpment of the block there are many choices for superb level building sites with outstanding mountain & Murrumbidgee River views. You may even choose to build 2 residences under the dual occupancy entitlement (Subject To Council Approval) to accommodate extended family or earn extra rental income. If you are looking for a commutable rural lifestyle property or hobby farm, you need not look any further. This is truly a 'Dream' opportunity not to be missed. Call Mark Johnstone today or come along to our next open exhibition. You won't be disappointed!

Features Include:- Blue Ribbon location of Wallaroo Arguably best views in the Region 60.79ha (approx 150 acres) quality arable land 90% open pasture 10% steep hilly trails to adventurous creek walks 1 dam, permanent creek with riparian water rights 1klm (approx) pristine Oakey Creek frontage Stock proof fencing Outstanding building sites Dual Occupancy Entitlement (Subject To Council Approval) Approx 16 minute drive to Hall, 33 minutes to Canberra CBD School bus servicing Canberra schools, pick up Oakey Creek rd Australia Post delivery to Rochford rd.

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.