

**17 Doust Road, Lake George, NSW, 2581**



**Land For Sale**

Friday, 20 December 2024

17 Doust Road, Lake George, NSW, 2581

Type: Land



George Southwell

0429838345

## Shepherd's Park - A Peaceful Retreat

Nestled on the outskirts of Bywong, the 4.09-hectare property known as 'Shepherd's Park' offers a rare opportunity for those seeking a serene lifestyle with the added advantage of a coveted Building Entitlement. Conveniently located just 20 minutes from Canberra's Dickson and 12 minutes from Bungendore, this charming property has been lovingly maintained by the same family for 42 years and is now ready for its next chapter.

Unlike an ordinary vacant block, 'Shepherd's Park' is brimming with character. The property features mature, established trees and a picturesque creek that meanders through the land, creating a unique and tranquil setting that is truly one of a kind.

### Key Features:

- **Building Entitlement:** With zoning for environmental living, this property comes with a building entitlement, offering the perfect canvas to design your dream home. This is a highly sought-after feature for those looking to establish a private retreat or rural lifestyle within easy reach of Canberra.
- **Spring-Fed Creek:** A year-round water supply from the spring-fed creek ensures a lush, green setting, even in dry seasons.
- **Privacy & Tranquility:** Enjoy privacy surrounded by massive established pine trees, providing a peaceful and secluded environment.
- **Convenient Access:** Direct entry from sealed Doust Road with a school bus stop just 100m away.

Reliable Utilities: Power connected, septic system installed, and an unlicensed bore on-site.

A forthcoming auction in 2025 provides the opportunity to secure this stunning piece of land, with early occupancy available under license.

Auction: Forthcoming 2025

Deposit Terms: 5% deposit bond with 10% at risk acceptable.

Settlement Period: 30 days

Don't miss this rare chance to secure Shepherd's Park, a property that offers both peaceful seclusion and the potential to build your dream home. For more information, contact us today.

Forthcoming Auction 2025 - Early offers considered.

Our office will close over the Christmas period, reopening on 6th January 2025. Click the enquiry button to request an information pack, and we'll respond upon our return. The first inspection is scheduled for Saturday, 11 January 2025 from 4:00 - 4:30pm.