

**250 The Forest Road, Bywong, NSW, 2621**



**Land For Sale**

Wednesday, 20 November 2024

250 The Forest Road, Bywong, NSW, 2621

Type: Land



Ava Merriman

0262380700

## 250 Reasons to love your new rural lifestyle

Vacant blocks like this rarely come onto the market, and it's the classic wish list- premium street, close to amenities, privately situated and with plenty of room to grow. 250 The Forest Road comprises approximately 2 HA (5 acres) and is positioned at the end of a very tightly held escarpment road above Lake George. Gently undulating, this very private block is a mix of bush, planted specimen trees and pasture, an abundance of wildlife and best of all, an approved DA to build.

The approval is for a 3 bedroom house and self contained secondary dwelling with a double garage. The building envelope is large - 4000sqm, the position is naturally sheltered and there is plenty of space for any additional infrastructure or if you would like to alter or expand the current design. The design aesthetic was for the building to sit quietly on the block, the look is contemporary county style. This design will suit many as it will suit families, those wanting a superior work from home space or accommodation for an extended family member.

The owner has an interest in the native flora and fauna and has planted a variety of native and introduced species including Sugar Maple, Himalayan cedar, Atlas cedar, English oak, Poplar, Holm oak, Black pine, Coastal redwood, European beech, Red oak, Liquid amber, Radiata pine, Fir tree, Silver birch, Leighton Green pine and a Plum tree. Over time this block will have an amazing array of year round leaf colour and bird life.

This is your chance to escape the hustle and bustle of city life and enjoy the peace and quiet this block has to offer. Located approximately 8 minutes from Bungendore Village and only 30 minutes to the Canberra Airport, with school buses at the end of the road, this is the perfect spot to enjoy the company of your horse, dogs and to raise a family. For any further enquiries or to make an appointment to view the block, please call Ellie Merriman on 0402117877 or call our office on 62380700. Do not miss out, this one is a keeper!

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