

**663 Crace Lane, Brindabella, NSW, 2611**



**Rural For Sale**

Wednesday, 20 November 2024

663 Crace Lane, Brindabella, NSW, 2611

Type: Rural



Chris Churchill

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## Spectacular Wildlife and Wilderness Property

A designated wilderness area, bordering the Kosciusko National Park, this spectacular 288.5 Acre (116.75 Hectare) wildlife and wilderness property comprising pristine mountainous bushland is in the heart of the famous, sought after, beautiful Brindabella Valley NSW.

The land is stunning offering spectacular views in all directions, mostly heavily timbered with undulating to steep mountainous country and rocky outcrops making it a great hideaway to relax and enjoy. Spend your weekends enjoying nature at its finest or more active pursuits like bushwalking, star gazing, camping, mountain biking, or exploring the beautiful Bull Flat creek behind the property.

The property features a picture-perfect high-country hut with awesome Brindabella valley views that was originally built and owned by former legendary Canberra personality "Jim Murphy". The hut, clad from 100-year-old timbers wrapped around a shipping container (modified to be slightly wider than a standard container) is as solid as a rock and was transported from Canberra into its current location many years ago. The Hut is a great place to stay over – set up with new glass in all the windows, pot belly stove, new double sofa bed, vintage lounge chairs, gas cooker, new water tank, composting toilet, bush shower and fantastic paved outdoor area a great spot to relax in the afternoon taking in the expansive views with a glass of champagne.

The property has a number of cleared sites suitable for building more sheds or your dream home. Based on the block size (over 200 acres) the block would qualify for a building entitlement under the current council LEP (building subject to council DA approval).

A feature of the block is the extensive road system running through most of the land providing excellent vehicle access to all areas of the block and dams.

The block is a registered wildlife sanctuary with NSW National Parks and Wildlife service and also with the Humane Society's wildlife land trust. Wildlife includes abundant lyre birds, wombats, echidnas, eagles, wallabies, kangaroos, sugar gliders and much more.

The location is fantastic, just an hour from the edge of Canberra, an hour from Tumut and a number of outstanding sites in the NSW high country including the Yarrongobilly Caves and hot springs, the spectacular Blue Waterholes, Long Plain, the historic Coolamine Homestead and Kiandra snowfields.

Note:

- 4x4 or AWD vehicles are highly recommended when driving around the block.
- Boundary lines shown in photos are approximations only.

### Selling Points

- The Brindabella Valley is bounded on the east by Namadgi National Park, to the north by the Brindabella National Park and to the south and west by Kosciusko National Park. It is a unique finger of freehold land which is landlocked by national parks.
- The property was declared a wildlife refuge by the NSW government in 1982 and has a border of approx. one kilometre with Kosciusko National Park. It was also a foundation member of the Wildlife Land Trust. (<https://hsi.org.au/australian-wildlife-and-habitats/wildlife-land-trust/>)
- The federal government has committed \$30 million to sealing and guard-railing the Brindabella road from Canberra to Brindabella with work beginning within the next 12 months.
- While Canberra's annual average rainfall is 629 mm, the Brindabella Valley averages 1,051 mm per year.
- Two very large dams including a huge three megalitre dam have been built located towards the back of the block.
- Legal access from the block itself down to the Goodradigbee River exists via a narrow right of way (across Crace Lane

and through the neighbouring property) which allows the block owner access onto the Goodradigbee river and to pump water from the river back to the block if required.

- A list of flora and fauna found on the property compiled by Tumut NPWS rangers is available on request.
- The property has its own website and intellectual property -<http://www.brindabellareserve.com.au>
- Mobile 4G coverage is available on the block

- Lot 2 DP 832900 & Lot 2 DP 1199674
- Land Size: 288.5 Acres (116.75 Hectares)
- Zoning: RU1 Primary Production
- Council: Snowy Rivers Council - Tumut
- Rates: \$1,486.00 PA

For more information call Chris Churchill 0417 080 460