

# 1 Forsters Road, Batlow, NSW, 2730

## Rural For Sale

Thursday, 12 December 2024



Miller & James  
Real Estate

1 Forsters Road, Batlow, NSW, 2730

Type: Rural



Bruce Holden  
0428278546

## Exceptional Snowy Valleys District Production & Lifestyle

Miller & James are thrilled to present to the market an exceptional lifestyle grazing opportunity nestled beside the beautiful Snowy Valley township of Batlow.

Welcome to 'Gilmore Braes'. Established pastures, power, water, infrastructure and approved building entitlement are included features, as well as spectacular views throughout the valley.

This is your opportunity to secure an exceptional parcel of red basalt country within a very high 1250mm\* average rainfall region. The fertile Batlow region is infamous for its plentiful harvests of apples, cherries & livestock. Conveniently located close to major centres such as Wagga Wagga (1 hour drive)\* or Canberra (2.5 hours drive)\*, this is the perfect regional escape.

### KEY INVESTMENT HIGHLIGHTS

- 30.22\* hectares (75\* acres) of open grazing country, with access from Forsters Road - 95% grazability
- Established pastures including phalaras, clover, ryegrass, cocksfoot and red clover
- Excellent opportunity for Eco-tourism, a bush getaway or hobby farm
- Three phase power connected to the property, powering both the pump and machinery shed
- Fencing all in great condition
- 10kw solar panels connected and on title
- Two large spring fed dams, very reliable in drier times
- Two 100,000L water tanks, strategically placed
- 18 x 12m three bay machinery shed - Majority concreted with lockable sliding doors.
- 18 x 25m stock proof yard off the machinery shed.
- Several cleared, suitable locations for a homestead site

Develop, create and prosper on this land as your new home or add-on to your existing enterprise. With magnificent views over the Batlow valley, Snowy Mountains and the Brindabella Ranges, this really is a spectacular location to experience.

Please contact the exclusive agents for a private inspection.

Glen Simmons - 0478 093 271

Bruce Holden - 0428 278 546

\* - Approx.