

**110 Harolds Cross Road, Captains Flat, NSW, 2623**



**Rural For Sale**

Friday, 15 November 2024

110 Harolds Cross Road, Captains Flat, NSW, 2623

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 12**

**Type: Rural**



Brad OMara

## For Sale: 82 acre Rural Lifestyle Property - Your Dream Escape Awaits!

**Location:** Situated in a tranquil rural setting just 50 km from Queanbeyan and 56 km from Canberra Airport, this stunning 33.46-hectare (approximately 82 acres) property offers the perfect rural lifestyle with easy access to city conveniences. The local pub is just 5 km away, providing a friendly, welcoming spot for socializing with the community.

**The Land:** 82 acres that is expansive, undulating terrain with lush pastures, native bush, and a variety of scenic outlooks. The property also features 20 acres of thriving pine forest (between 30 and 60 years old) and rich, fertile land that is perfect for farming, grazing, or simply enjoying the beauty of the natural surroundings.

**Large Private Lake:** At the heart of the property lies a large, sparkling lake, home to a healthy population of trout. Perfect for fishing, boating, or just soaking in the peaceful waterside views. With power running to the dam, it offers the ideal setup for aquaculture, relaxation, or a stunning waterside retreat.

**Shoalhaven River Stone filled Gullies and Water Resources:** Explore the picturesque land this property offer and you will see the gullies, filled with tonnes of river stones that allow for free-flowing water, creating seasonal waterfalls and meandering streams. The property also benefits from a spring-fed bore large and small water tanks for ample water storage. With a reliable water supply, this property is perfect for farming, gardening, or creating a self-sufficient lifestyle. At the back of the property is the permanent spring fed Ballalaba Creek.

**Stunning Gardens:** Discover a true garden lover's paradise with beautifully designed Gardens, with bench seating and various themed gardens. The gardens are immaculate and thrive in this climate and gardens also surround the home but are complemented by a separate area with vegetable garden beds used to grow seasonal produce. With a variety of ornamental trees, plants, flowering plants, these multiple gardens provide the perfect outlook and you will feel the relaxation it offers. The property has so many areas offering outdoor entertaining. Native trees and flowers also complement this property.

**Birdwatcher's Haven:** Home to numerous species of birds, this property is an absolute paradise for nature lovers and birdwatching enthusiasts. From the edges of the lake to the house surrounds, there are so many native bushland species, the diversity of birdlife adds to the property's natural charm.

### Accommodation & Additional Features:

- 2 Bedrooms offer spacious, light-filled living areas.
- 2 Large 100m<sup>2</sup> Workshop with 240V electricity and plenty of space for tools, equipment, or hobbies.
- 2 Bobcat Machinery Shed and work shed area with electricity and Back Paddock provide extra storage and work areas.
- 2 Power to the dam and garden, providing modern amenities in a rural setting.
- 2 Eco-friendly enviro cycle septic

### Why You'll Love It:

- 2 Winding gullies with natural river stones and free-flowing water
- 2 Large Private Lake ideal for fishing, boating, or relaxation
- 2 Stunning Gardens
- 2 Many birds, perfect for nature enthusiasts and birdwatchers
- 2 Spacious Workshop and storage options including Machinery Shed and Back Paddock
- 2 Reliable Water Supply with a spring bore and multiple water tanks
- 2 20 acres of pine forest aged between 30-60 years and fertile pastures
- 2 Power already connected to the dam, garden, and workshop and machinery shed
- 2 Convenient location: 50 km to Queanbeyan, 56 km to Canberra Airport, and just 5 km to the local pub

Embrace the lifestyle you've always dreamed of with this unique and picturesque property. From its natural beauty to the abundant wildlife and carefully curated gardens, this rural retreat offers the perfect blend of peace, and privacy.

Contact us today to arrange a private tour and experience this stunning property for yourself!