

44 Pinebank Lane, Springrange, NSW, 2618



Rural For Sale

Tuesday, 12 November 2024

44 Pinebank Lane, Springrange, NSW, 2618

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: Rural



Mark Johnstone
0414382093

Peaceful Setting on 30HA of Undulating Countryside

This 105m² four bedroom cottage sits proudly overlooking the 30 hectares of undulating pasture & only 10 minutes drive to Hall and 30 minutes to Canberra CBD. It offers a peaceful lifestyle with beautiful rural vistas all round looking across rural countryside.

The 75 acres (approx) of land is level to undulating with pastures suitable for stock, horses and/or general rural living. The original four bedroom kithome cottage set amongst easy care gardens offers a functional floor plan with two living areas, combustion fireplace and air conditioning. The timber country style kitchen has both electric oven and cooktop. The front verandah is insect screened and to the rear of the home you'll find a huge covered outdoor entertaining area with a stone retaining walls.

If you are needing more workspace, adjoining the home is a fully lined and insulated shipping container with power and air conditioning.

This delightful lifestyle property has unique character, with additional potential to build your dream home under dual occupancy opportunity [STCA] and perhaps earn additional income from the existing residence and infrastructure, or accommodate extended family.

Springrange is regarded as a highly sought after area within Hall Region with outstanding views, friendly community and being so close to Canberra.

Contact Mark Johnstone on 0414 382 093 today or come along to our next open exhibition.

**** PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION AT RAY WHITE CANBERRA, 2/14 WALES STREET, BELCONNEN ON THURSDAY, 12TH DECEMBER 2024 AT 5PM****

Homestead Features include:

- 104m² living area (approx) - Kit Home
- Generous sized living room
- Open plan family room adjacent to kitchen
- Timber kitchen with electric oven & cooktop
- Full size laundry
- Bathroom with shower & small bath
- 2 of the 4 bedrooms with built in robes
- Parquetry flooring
- Ceiling fans
- Slow combustion fireplace in living room
- Reverse cycle air conditioner in family room
- Electric wall heaters in both family & living rooms
- Electric hot-water (315ltr)
- Security screens on all opening windows
- Ceiling & wall insulation
- Insect Screen enclosed verandah at front
- Covered & paved outdoor entertaining area with stone retaining wall
- Single carports at each end of the home
- Garden fruit trees incl apples, almonds, peach & mulberry
- Lined shipping container with power & air-conditioning
- Garden Shed

Property Features include:

30.1 HA (75 acres approx)

Lot 2 DP 868659

4 paddocks

2 dams

Registered Bore (89mtrs, 360 gals per hour (approx)

100,000ltr (20k gallon approx) rainwater tank for house

Standard septic tank system

Lined shipping container with power & air-conditioning

Cattle yards

Low roof chook shed

Single phase power

Rates \$2132pa

Land Valuation (UV) \$1,410,000

Dual Occupancy Opportunity (STCA)

A short 10 min drive to Canberra outskirts & Hall Village, approx 30 mins to Canberra CBD.

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.