

**7 Crace Lane, Brindabella, NSW, 2611**



**Rural For Sale**

Wednesday, 15 January 2025

7 Crace Lane, Brindabella, NSW, 2611

Type: Rural



Chris Churchill

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## Idyllic Goodradigbee River Front Location

Nestled in the beautiful Brindabella Valley NSW and surrounded by nature, less than one hour from the edge of Canberra, this property provides an idyllic peaceful getaway right on the pristine, gorgeous, Goodradigbee river.

This 16.2 Hectare (40 acres) lifestyle block is stunning. Mostly open pastureland with timbered undulating country to the top of the block and a creek running through the northern side boundary of the property this is a superb bush hideaway fronting crystal-clear flowing water. Perfect to run a few head of cattle or keep a couple horses (noting there is currently no fencing on the southern boundary). Ideal for you and your family looking to spend the weekends away from Canberra, a great spot for camping, canoeing, fishing, swimming or just relaxing by the river.

The block does not have a current building entitlement however there's fantastic scope and space to set up a weekender, tiny home, shed or camping experience.

Renowned for trout fishing the river provides a delightful backdrop to this magnificent property. Blocks in this area with direct river frontage are rare, this property offers an opportunity to secure a beautiful piece of the Australian countryside.

### 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 federal government has committed \$30 million to sealing and guard-railing the Brindabella road from the ACT boarder 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 large dams.
- Mobile 4G coverage is available on the block

Note: Boundary lines shown in photos are approximations only.

Lot 1 DP 750983

Block size: 16.2 Hectare ( 40 acres)

Zoning: RU1 Primary Production

Rates: \$2,154.00 PA

For more information call Chris Churchill 0417 080 460