

**944 Jones Plain Road, Shannons Flat, NSW, 2630**



**Rural For Sale**

Wednesday, 13 November 2024

944 Jones Plain Road, Shannons Flat, NSW, 2630

**Bathrooms: 1**

**Parkings: 4**

**Type: Rural**



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## Shannons Flat with Alum Creek Frontage

Located at 944 Jones Plains Road in Shannons Flat, this remarkable property offers a perfect blend of rural tranquillity and practical convenience. Just 70 km from Canberra and 35 km from Cooma, it is within easy reach of urban amenities while remaining nestled in the quiet beauty of the countryside. The property has frontage on Allum Creek, with stunning natural swimming holes that make it ideal for hot summer days or a quick escape into nature right on your doorstep.

One of the property's standout features is its impressive 18m x 8m shed, thoughtfully designed for both storage and leisure. The shed is outfitted with shelving and storage space, making it highly functional, and it's equipped with two slow combustion fireplaces for cosy winter gatherings. The shed also has a bathroom, instant gas hot water, and a spacious deck that makes it perfect for entertaining. A reliable water system collects rainwater from the roof into two 22,000-liter tanks, and a bore is available for top-ups, ensuring a stable water supply throughout the year.

The property's energy setup is entirely off-grid, powered by a solar system with an automatic backup generator, adding to the appeal of self-sufficient, sustainable living. For those interested in small-scale farming, the property is well-equipped with sheep yards, three holding paddocks, and the main block divided into two larger paddocks. There's also an orchard, which is protected by an electric fence, and a well-built chook house to support fresh, home-grown produce and livestock management.

With a building entitlement subject to council approval (STCA), 944 Jones Creek Road offers ample potential for developing a permanent residence. Whether you envision a cosy cabin or a more spacious family home, the property is ready to accommodate your dream of rural living. The natural beauty, combined with the functionality and thoughtful amenities, makes it a unique opportunity for anyone looking to embrace a peaceful, self-sufficient lifestyle with easy access to city conveniences.

**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.