

Sold



5950 Jerangle Rd, Jingera

EstateRealty



## Rose Valley

Rose Valley is a lovely rural property which provides a great lifestyle balance. It is 45mins to Australian Capital, Canberra and 5 mins from the historic township of Captains Flat. SOLD with everything included it is a fully functioning sheep farm which also runs horses or cattle. The livestock infrastructure is in excellent condition and the home is neat and tidy plus there is a 1-bedroom cottage to AirBnB or use for guests.

Set over 161.8 hectares there are plenty of amazing picnics spots with views that will blow you away. The property has 5 paddocks including a laneway, all are varied sizes and with good boundary fencing to neighbours. Some ground has had improved pastures and extensive weed management. Approximately 80% is cleared with the 20% left forest typical to the Tallaganda Ranges. The entire boundary has been cleared. There is a bore and Spring fed dam near to the residence and 5 other dams across the property. Rain water tanks are fed by plenty of roof space around the residence.

The farm is being sold as an ongoing concern and has currently run 250 weathers for fine wool. The woolshed and yarding is in near new condition. The livestock including horses can be negotiated within the sale price.

The vendors have decided to literally walk out leaving all machinery, tools, farm accessories as part of the sale. This is a great opportunity which will save you time

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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<b>Price</b>	SOLD for \$745,000
<b>Property Type</b>	Residential
<b>Property ID</b>	645
<b>Land Area</b>	161.80 ha

### Agent Details

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### Office Details

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