



5950 Jerangle Rd, Jingera



### 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 and cost to source and replace the essential items that assists in running the farm.

The main residence is in very good condition and will provide a comfortable place to call home. It has two good size bedrooms the master has been opened up to include a retreat area. The bathroom is a good size with shower and bath. One of the best features of this home is the separated living areas. There are three lovely living areas and also two outside covered verandas and decking spaces to entertain.

2 1 3 161.80 ha

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

#### Agent Details

Ben Stevenson - 0467 046 637

#### Office Details

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To the side of the main residence is a historic old hardwood cottage that has been renovated beautifully to include original features and accommodate weekend guests, the inlaws, teenagers or to generate some extra income and Air BnB.

There are plenty of other features like;

Chook run, Dog run, Storage sheds, Machinery sheds, Cattle yards and loading ramp, Basic crush, Hardwood sheep yards with race, two stand shearing shed with kitchenette (hotwater), wool tables, Double carport, sheep block shelters.

The entrance completes this lovely home with electric remote driven gates and paved driveway directly from the sealed road.

**Please call the agent for a viewing time.**

**In response to the COVID-19 outbreak, all Estate realty properties can only be viewed by appointment only.**

For further information or a time to inspect the property please call **Ben Stevenson** on **0467 046 637**

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