



Lot 45/ 15 Urila Road, Tinderry



Weekender with Potential for Primary Producer Status.

The Point

This is the perfect bush getaway where you can catch a rainbow or brown trout, explore the beautiful bushland, ride your horse, MTB, MX, or, if you wish, just lazily canoe up the river. The land hosts abundant wildlife with no shortage of platypus, wallaby, or wombat. Photographers will just love this place for the interesting and diverse landscape, animal and bird species.

No Building entitlement on this land but the campground has a carport style shelter, and a weekender cabin site prepared for your own creative masterpiece. The outhouse has a shower and basin installed and now just requires finishing off with water and septic. A great place to sit around the fire pit and star gaze the night away. Hide and seek for the kids will be just the start of the stories they can tell later in life. Spend the days playing on the river, cooling off with a swim, or explore the sandy beaches and water holes.

The Point, as I like to call it, is very sheltered and private and has plenty of space to enjoy and to create an oasis of your own for you and your family.

Set on the Queanbeyan River this quiet rural block is 76.99 acres and is perfect for running some stock. It has approx. 17 acres of pine forest contour planted in 1997 by ACT Forests, which gives the new owner the opportunity to gain primary producer status if they wish. Access is via established 4wd crown roads and, for the serious bushwalker, is adjacent to the 12,500ha Tinderry nature reserve.

There approx. 23 acres of cleared country with native grasses and light eucalyptus

1 76.99 ac

Price	SOLD
Property Type	Residential
Property ID	774
Land Area	76.99 ac

Agent Details

Ben Stevenson - 0467 046 637

Office Details

Southern NSW
South Eastern & Southern Highlands
Nsw, NSW, 2621 Australia
0467046637

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stands. Undulating topography, mainly sloping down to the east, and the land captures good water and protects grasses from the summer westerlies. A large dam, the river, and springs in the gullies provide plenty of water. The fencing is fair but may need upgrading in places depending on whether the usage is purely for amenity or also involves running stock.

This is a reasonably large land parcel with a billabong type frontage to the Queanbeyan River, and is only 40 minutes from town to the front gate.

They're not making any more of it.

Make no mistake this will go quickly, please call Ben Stevenson on 0467 046 637 for further info.

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