






695 Readers Road Quialigo NSW

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Price : \$ 1,075,000

Land Size : 98.8 Acres

View : <https://www.acreagesales.com.au/7601412>



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### Ultimate Rural Lifestyle | Approx. 98.8 Acres

Experience the ultimate rural lifestyle on this expansive approx. 98.8-acre (approx. 40 ha) property nestled near the picturesque and upcoming thriving region of Goulburn. Boasting a myriad of possibilities, this exceptional estate offers a fantastic investment opportunity, a tranquil home, a retreat from the city, or the perfect setting for a hobby farm.

The property features a modern 1-bedroom Colorbond and clad home with 1 bathroom, laundry with separate toilet, kitchen, meals and lounge area providing a cosy and comfortable living space. Additionally, an oversized triple garage (approx. 10 m x 10 m) provides ample storage for vehicles, equipment, car hoist, caravan, or even the potential to convert the space for additional accommodation (STCA).

The property also boasts a shed with a single garage and bathroom.

Situated atop an elevated position, the home offers breathtaking views of the surrounding landscape. Enjoy spectacular sunrises and sunsets from the comfort of your own abode, or venture out onto the property to find the perfect spot to soak in the beauty of nature's canvas. You can bask in the tranquillity that this quiet and secluded location provides, making it an idyllic place for relaxation and rejuvenation.

For outdoor enthusiasts, this property is a dream come true. Explore the vast terrain on horses, motorbikes, buggies, or 4WD vehicles, as the property features well-maintained tracks throughout. Whether you're an adrenaline junkie seeking thrilling adventures or simply enjoy the thrill of off-road exploration, this property caters to your every desire.

A natural oasis awaits with a dam and seasonal creek on the premises, providing a refreshing water source for various activities.

Don't miss out on this incredible opportunity to own a slice of paradise on the outskirts of the growing region of Goulburn. Contact us today to arrange a viewing and discover the endless possibilities that await you on this magnificent 100-acre (approx.) estate.

Approx. 27 km from Goulburn and approx. 207 km from Sydney CBD.

#### Property Features:

- Owner built house and shed
- 4 Rail Post and Wire Fence
- Bottled Gas
- Single phase power to shed and house
- Septic tank with pit
- Electric gate

#### House

- 1 Large bedroom with bath, shower and toilet
- Raked ceiling
- Kitchen with 900 mm electric oven, gas stove and soft close drawers
- Study nook
- Laundry and separate toilet
- Combustion fireplace and gas point for heating
- Ceiling fans
- Double insulated roof and external walls
- Carpet and tiling throughout
- Remote control double garage (approx. 4.5 m width x 2.4 m height)
- Single garage door with room for hoist (approx. 3.3 m width x 3.3 m height)
- Approx. 90,500 L water tank
- Solar power
- Fenced dog yard

#### Shed

- Shed approx. 14 m x 6 m with single roller door and glass slider
- Bathroom with shower and toilet
- Sink
- Storage space
- Combustion fireplace
- Air conditioning unit and fans
- Approx. 22,000 L water tank

\*AGENT INTEREST DECLARED