



## 33 Acres with American Barn and Building Entitlement



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## 135 Bigga Road, Binda

Sold for \$465,000 (Dec 09, 2024)

Situated just a short 25-minute drive from Crookwell via a well-maintained sealed road, 'The Hollies' beckons with its picturesque beauty and an array of exceptional features:

- A 10m x 14m American barn-style shed, equipped with a range of amenities including a landline, satellite internet, gas hot water, and a reliable solar power system. Power infrastructure is readily available on the property.
- An equipped bore providing water security.
- Additional structures on the property include a small machinery/utility shed and a garden shed, providing ample storage and workspace options.
- Embrace the joys of farming with a small established orchard featuring a delightful assortment of fruit and nut trees, such as apple, nashi pear, plum, cherry, nectarine, apricot, almond, and hazelnut varieties.
- A 5-bedroom PAAL kit home, delivered in kit form with most materials to reach the lock-up stage. The plans were council approved but have expired and would need to be re approved. (all plans to come with the sale.)

<b>Property ID:</b>	L24115412
<b>Property Type:</b>	Lifestyle
<b>Garages:</b>	4
<b>Land Area:</b>	13.48 hectares

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Nestled amidst serene farmland, 'The Hollies' offers the allure of expansive acreage living without the associated complexities. Discover your ideal rural lifestyle here."