

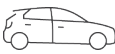




Productive Acreage with Vineyard, Olive Grove & Building Potential

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1917 Collector Road, Collector

Auction

Set on 60.3 hectares (approx. 149 acres) in the heart of the Collector region, this well-appointed rural property presents a rare opportunity to embrace lifestyle living with genuine agricultural potential.

Offering a blend of established infrastructure, natural beauty, and development opportunity, the property features a charming 2-bedroom, 1-bathroom cottage – ideal as a comfortable weekender or temporary accommodation while you build your dream home (building entitlement in place).

Key Features:

- 60.3ha (149 acres approx.) of productive and scenic land
- 2-bedroom, 1-bathroom cottage
- Building entitlement to create your ideal rural residence
- Large enclosed machinery shed + separate workshop
- 3-phase power connected

Property ID:	L35968887
Property Type:	MixedFarming
Garages:	12
Land Area:	60.3 hectares

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- Quality fencing with multiple paddocks for rotational grazing and Laneways for easy stock management
- 2 dams, including one approx. 4 megalitres with irrigation infrastructure
- Established 450 Olive trees, a Shiraz vineyard, and fruit trees, all irrigated
- Painters Gully Creek runs through the property
- well established for livestock, horticulture, or boutique farming
- Excellent access with wide road frontage

Just minutes from the charming village of Collector and under an hour to Canberra, this property offers peace, productivity, and potential in equal measure.

Whether you're looking to expand your agricultural pursuits, live sustainably, or escape to the country, "Painters Gully" 1917 Collector Road is the ultimate tree change opportunity.