



## 'Ironbark Estate' - Via Cambewarra & Kangaroo Valley



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## Ironbark Estate Lower Bugong Road, Budgong

Sold

Welcome to Ironbark Estate – a sprawling 395-acre sanctuary boasting a breathtaking 1.5km stretch of Shoalhaven River frontage. Nestled in Lower Bugong Rd, Budgong, NSW this remarkable property offers an unrivalled retreat from the bustle of city life.

Three distinct homes, complemented by various shedding and outbuildings, provide ample accommodation and space for diverse pursuits. Whether you seek a private family estate, an exclusive rural escape, or a potential development opportunity, this estate offers endless possibilities.

Majestic views and an idyllic outlook in all directions create an enchanting backdrop for the mainly cleared rural land. With total privacy and situated at the end of a private no-through country road, tranquility and seclusion are assured.

Zoned RU2 – Rural landscape & C2 Environmental conservation and cattle infrastructure, the property offers a blend of natural beauty and agricultural potential. The estate comprises a total of 6 separate lots, providing 3 dwelling entitlements and offering potential for subdivision, allowing you to shape this remarkable landscape to suit your vision.

Conveniently located approximately 25 minutes from the charming township of Kangaroo Valley and just 15 minutes from Cambewarra and North Nowra, Ironbark Estate strikes the

**Property ID:** L25604505  
**Property Type:** AcreageSemi-rural  
**Garages:** 10  
**Land Area:** 395.65 acres

**Frank Barker**  
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perfect balance between seclusion and accessibility.

IN SUMMARY:

160.113Ha or 395.65 Acres (approx.)

A sensational 1.5km of Shoalhaven River frontage

3 Homes, plus an array of various sheds and out houses

Majestic views and outlook for kilometres in all directions

Mainly cleared & stunning rural land with 18 Paddocks with mainly alluvial soils

Currently carrying 50 head of cattle with a total capacity of 200 approx.

An abundance of water with 4 storage tanks, 5 dams, Bugong Creek running through the property, and pumping access from the adjoining Shoalhaven River

Off grid with 20kw Solar system, fast Starlink Internet and a Telstra landline

Total Privacy & located at the end of a long no through country road

Zoned RU2 – Rural Landscape & C2 – Environmental Conservation

Located in Lower Bugong Rd Budgong NSW 2577

A total of 6 Lots with 3 dwelling entitlements and solid potential for subdivision (STCA)

Around 25 Minutes from Kangaroo Valley & 15 Minutes from Cambewarra & North Nowra

Around 2 hours 15 min to Sydney Airport

Don't miss this rare opportunity to own a piece of paradise – contact Frank Barker today on the details below, to arrange a private viewing of Ironbark Estate and start envisioning your own chapter in this storied landscape.

Contact Details: Frank Barker

Mobile : 0456 555 422 Landline : 02 4861 4444

E: [frank.barker@sh.rh.com.au](mailto:frank.barker@sh.rh.com.au)

Licensed Real Estate Agent & Stock & Station Agent

Raine & Horne Southern Highlands



APPROX. INT: 62m<sup>2</sup>

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