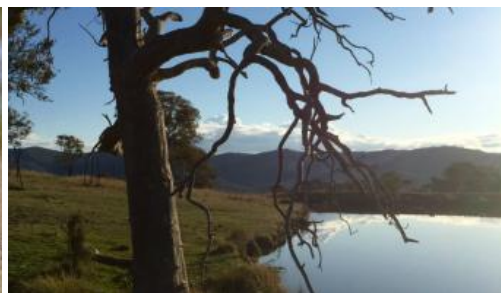


Sold



7061 Monaro Highway, Williamsdale



Nature and Nurture - Eagle Valley!!

Named Eagle Valley this parcel of land is highset with beautiful views to the north and east blending valleys and mountainous ridgelines. Set over a breath taking 80.16 hectares this property is only 16 minutes $\frac{1}{2}$ drive along the Monaro Hwy to Canberra.

There is a conservation agreement with the National Parks and Wildlife across the majority of the land designed to enhance the Yellow Box $\frac{1}{2}$ Blakely $\frac{1}{2}$ Red Gum Grassy woodlands. This is perfect for a wildlife sanctuary with fenced area for injured wildlife to safely return into their natural habitat.

There is a well presented 4 bedrooms 2-bathroom cottage that is currently tenanted and the tenant are very happy to stay on. The home has two spacious living areas which run directly off the entrance. The kitchen family room has access to a covered outside deck and a colonial style verandah spans across the front of the building.

Fronting Monaro HWY there is plenty of land around 50 acres to hold horses or other animals if you so desire. With other patches throughout the conservation area where shedding and fencing infrastructure has been set up for large chook runs, horses and alpacas. In fact the agreement states horses and up to 14 alpacas are currently able to reside over this land.

This property is unique on so many levels. I look forward to your call so I can personally show you around. You too will see the beauty, privacy and tremendous value of what this property has to offer.

4 2 2 80.15 ha

Price	SOLD for \$695,000
Property Type	Residential
Property ID	412
Land Area	80.15 ha
Floor Area	163 m ²

Agent Details

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