

Sold



171 Mt Brandon Road, Jerrara



### Lifestyle Property with Panoramic Rural Views

Whether you're looking for a place to establish the dream lifestyle property, or perhaps to set up your very own equine facilities, or simply aspire to a home close to amenities but surrounded by tranquil pastures, this is a property certainly worth exploring.

Located in the green rolling hills of Jerrara - a rural locality between Kiama and the historic village of Jamberoo - this area is prime farming and horse-riding country, and the property has all the makings for a modern rural lifestyle. The well-built c1990 three-bedroom home consists of a double brick and tile construction on a concrete slab with a wing-shaped design to fully capture the expansive northerly outlook.

On 50-acres of primarily cleared, undulating pasture, the property is fenced with a spring fed permanent creek. The current owners have undertaken initial capital improvements to support the development of a functional equine property with earthworks complete for a full sized 70 x 30m indoor dressage arena and stable facilities. The fertile pastures are divided up with electric cattle and horse fencing, with the ability to carry an estimated 15-20 breeder cattle. Further capital

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202,342.80 m2

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|---------------|---------------|
| Price         | SOLD          |
| Property Type | Residential   |
| Property ID   | 466           |
| Land Area     | 202,342.80 m2 |
| Floor Area    | 250.83 m2     |

#### Agent Details

Craig Higbid - 0404 471 469

#### Office Details

South Coast Prestige Properties  
9-10/69 Shoalhaven Street  
Kiama, NSW, 2533 Australia  
02 4232 4111

improvements include a 12 x 18m machinery shed retro-fitted to incorporate an open plan camp kitchen with adjoining workman quarters in addition to an upgraded property entry and access road.

There are many standout benefits to the property but the real highlight is the stunning outlook and rural/coastal location. You will find Saddleback Mountain to the south with sweeping western escarpment and rural views out towards an uninterrupted northerly aspect. The property is adjoined by Jarrara Dam public reserve affording you access to miles of maintained walking, riding and mountain biking trails in one of the most picturesque spots in the area.

Opportunities to purchase a lifestyle property in this area don't come around every day.

- \* 50 acres - greater than 75% cleared
- \* Permanent creek - natural spring
- \* Earthworks complete on 30 x 70m dressage arena w/ adjacent shed
- \* 12 x 18m machinery shed w/ connecting workman quarters
- \* 3 bay garage on concrete slab adjacent to house w/ 3-phase power
- \* Property on tank water & septic
- \* Shares a border with Jerrara Dam reserve & trails

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