

/1519 Mountain Ash Rd, Bungonia, NSW 2580

\$1,150,000

Residential Land



## Tree Change and Ready to Build? Planning work has been done!

Escape to the tranquillity of the countryside with this rare vacant land opportunity spanning approximately 136 acres of mostly timbered terrain. Designed for those looking to build their dream rural retreat, this property comes with approved plans for a spacious five-bedroom home with pool. The first footings have already been inspected and given the all-clear—one less thing on your to-do list.

**Open for Inspection**

By Appointment.

Nature lovers will appreciate the two picturesque dams perfect for a peaceful afternoon by the water or perhaps a spot of yabbing. The block is fully fenced and includes dual access points—offering flexibility whether you're hauling in supplies or just sneaking in a quiet weekend escape..

Zoned for rural living, the property's size and layout cater well to hobby farmers, tree-changers, or anyone after a private sanctuary with room to roam. A track winds around the boundary, making the entire property easily navigable—ideal for quad bikes, horses, or long walks with the dog who, let's face it, will probably end up in the dam.

All the tricky bits like sewerage approval are sorted, and the groundwork is quite literally laid. Whether you're ready to build soon or want to landbank for the future, this versatile block offers a unique blend of seclusion and potential. All that's missing is your vision and maybe a decent hat—because with this much sun, you'll need one.

Location is also perfect, with many options on getting there. Just 10 minutes to Goulburn or access via Marian Vale Road back to freeway or head down Jerrara Road if wanting to go to Marulan. Bungonia is only 10 minutes also. 165km to Sydney

### Listed By

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