

126 Quilty Rd, Rock Valley, NSW 2480

Sold - \$750,000

Other 3 1 1



SOLD BY THE WAL MURRAY TEAM

This 38.85Ha (96 acre) block lends itself to multiple opportunities. Kick start your dreams and take advantage of the shed home while you build the house of your dreams. Surrounded by wildlife and a variety of mixed timbers, the topographical elevations render this property immune to flooding! The property is perfect for livestock & horses and would make a great area for riding trails.

Open for Inspection

By Appointment.

The front half of the block adjoining Quilty Road is open grazing land, while the inner half is secluded and private. The existing 3 bedroom shed features gas cooking, dishwasher, full bathroom and living area. There is a large outdoor undercover space with views down through the valley. Being fully off grid, the solar system has its own battery shed and underground cables across the property, there is also a backup generator included in the sale.

Water storage comes to around 45,400 litres plus there is a fully fenced rubber lined dam and multiple dams and troughs throughout the property. There is also a natural spring on the property, so even in dry times, livestock will not go short of water.

Features about this property:

- Compact 3 Bedroom dwelling built in 2017
- Fully fenced boundary and dog fenced house block
- Access roads throughout the property
- Large Barn with raised floor, water, power & internet connected
- Large Office/Studio with water, power, internet & air conditioner
- Art Studio/ timber cabin with north facing views
- Full Solar System with power throughout the property
- Large, fenced EPDM rubber lined dam with aerator system
- \$5k Pramac backup Generator
- Several other dams

With so many structures already in place, enjoy the panoramic elevated views each structure has to offer. There is a direct line of sight to the broadband tower, so internet connection is solid.

Listed By



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