

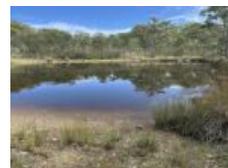
50 Tiyces Lane, Boxers Creek, NSW 2580

\$1,190,000

Lifestyle  



Approximant Boundary



## A wilderness retreat you can call your own!

New to market, this one-bedroom mobile-home lifestyle holding is the kind of place that makes weekends feel longer and Monday mornings slightly less convincing.

Set across a substantial 166acre lot (67.22ha), the land is the headline act: a levelled building envelope perched on a hill captures big rural views and invites future plans (yes, there is a dwelling entitlement). With multiple entrances from the lane, access is refreshingly easy whether you are bringing in supplies, a horse float, or friends who swear they will "just pop in for an hour".

Water is well covered with five dams, two creeks, and two 30,000-litre tanks, helping keep the property resilient and ready for adventure. A 12 x 8 metre concrete shed with power (from generator) adds practical muscle for tools, toys, or turning weekend projects into something you actually finish.

Meander along the internal tracks that wind around the land, perfect for horse riding trails, walking loops, or choosing your next camp spot based purely on the sunset angle. There is also exciting potential for a simple lifestyle base or a high-country style camping income stream, for those who like their investment with a side of fresh air.

Conveniently positioned within easy reach of Goulburn and Marulan, you get country calm without feeling cut off from the essentials.

Inspect today and come see how much land, water, and possibility can fit into one very liveable escape.

**Open for Inspection**

By Appointment.

### Listed By

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