

**654 Rosemont Road, Boxers Cre Cres, Goulburn, NSW 2580**

**\$630,000**

Lifestyle



## Bush Escape On the Edge of Goulburn!

Escape to your own private bush retreat at 654 Rosemont Road, Boxers Creek, offering approx. 96.5 acres of peaceful country and impressive rural views, all within easy reach of Goulburn.

The property features a shed with concrete slab floor, kitchenette and large awning, providing an ideal base for weekends away while you explore the property or plan for the future. Insulation is also on site ready to be installed.

A cleared area adjoining the shed provides an established campsite and potential future house site, with the property offering potential for a dwelling entitlement, subject to council approval.

With tracks winding through the bush, plenty of firewood and a dam, there's loads to explore and enjoy. Whether you're looking for a quiet weekend escape, somewhere to camp and unwind or the opportunity to build your dream rural retreat or permanent residence, this is a rare chance to secure a large parcel of land remarkably close to town.

Features include:

- \* Approx. 96.5 acres (39.05 ha)
- \* Shed with concrete slab floor, kitchenette and covered awning
- \* Insulation on site ready to install
- \* Cleared campsite/potential house site
- \* Potential dwelling entitlement, subject to council approval
- \* One dam
- \* Heavily timbered with some cleared areas
- \* Established tracks throughout the property
- \* Impressive rural views
- \* Approx. 6.54km from Windellama Road
- \* Approx. 12 mins to central Goulburn
- \* Approx. 1 1/2 hrs to Campbelltown

### Listed By

Brett Storrier

### Open for Inspection

By Appointment.

