

237 Parkesbourne Rd, Yarra, NSW 2580

Contact Agent

Lifestyle   



## Multi-functional Lifestyle Property

Discover your new dream property in Yarra, a mere couple of minutes from the freeway with very easy access to Canberra or Sydney.

This versatile 32 acre property offers a charming 2-bedroom cottage, equipped with air conditioning and a cozy combustion fireplace, complemented by instant gas hot water—perfect for living while you plan a larger family home.

Significant value lies in the substantial custom-made shed, measuring 24 x 18m, featuring 5 high roller doors and 3 personal access doors. With its concrete floor, power, and plumbing all set up, it presents an ideal opportunity for truck parking or operating a robust home business.

The land spans across 5 paddocks peppered with quality, picturesque dams and includes yards for both sheep and cattle, supporting a holding capacity of approximately 20 cows and 70 sheep. The north-facing aspect ensures ample sunlight, enriching this fertile and scenic landscape. Also ideal for the equine enthusiast with sheds that can be converted to stables and a large hay shed already in place.

Strategically positioned near key locales like Goulburn, Canberra, and Yass, this estate promises both serene country living and convenient access to town centres. Whether for personal use or as a thriving business location, this property holds tremendous potential.

Don't miss your opportunity to inspect today.

**Open for Inspection**

By Appointment.

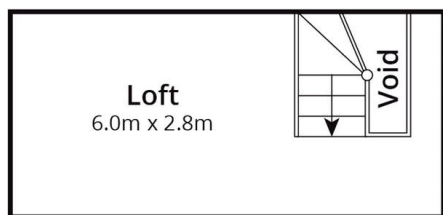
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Edwina Grant

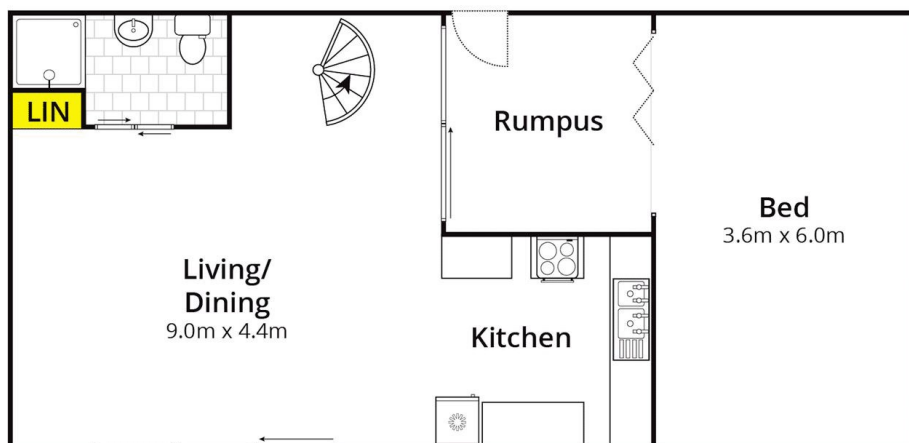
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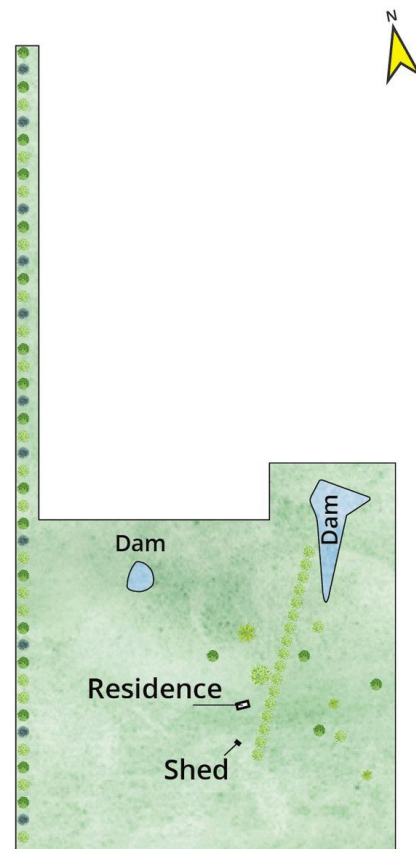
Floorplan



Loft Level



Ground Level



Site Plan

Approx House Area 93m<sup>2</sup>

Whilst [bwr.com.au](http://bwr.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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