

55 Common Road, Bowning

Your Country Canvas Awaits - 25 acres, character cottage & endless opportunity

Tucked behind the beloved tree-lined approach of Common Road, just off the Hume Highway, this special 25-acre holding offers the rare chance to slow your pace, stretch your imagination and create something truly your own.

Character cottage

'Bimbibi' is full of charm and honest workmanship, the cottage carries the warmth of history, lime-washed walls, recycled timbers and handmade touches that make every corner feel unique. It's a place ready to live in now yet inviting those with a creative eye or a renovator's touch to restore and reimagine its next chapter. Morning light filters through greenery to the covered stone terrace, creating the perfect spot for coffee, conversation or a sketchbook. It's a space where an artist, gardener or maker will feel instantly at home.

Land with potential and infrastructure in place

Gently undulating paddocks frame the property, dotted with old trees and working structures that tell a story of self-sufficiency and rural life. Two dams and a bore provide reliable water for stock and gardens,

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FOR SALE

\$730,000 - \$790,000

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 LJ Hooker

while fencing divides the land into manageable paddocks ready for horses or livestock. A two-bay stable, classic shearing shed, and a collection of farm outbuildings give the property real function and flexibility, whether your plans lean toward equestrian pursuits, a small rural enterprise or simply enjoying space to move and grow. With ample scope to shift the building envelope (STCA), you've got the freedom to imagine a new home, studio or workshop while keeping the character that's already here.

Setting meets access

Turn off the highway, follow the tree-lined drive and you'll feel the hum of the world fade away. Yet you're only ten minutes to Yass, twenty five to Murrumbateman and an easy run into Canberra or the Riverina. Peace, and privacy without losing connection.

Vintage township, creative heart

Set at the foot of historic Bowning Hill, a landmark noted by explorers Hume and Hovell back in 1824, this area has long inspired those who work with their hands and dream in wide-open space. It's country living with a creative soul.

Lifestyle possibilities

Whether you're chasing a tree-change retreat, space for horses, a small-scale farm or a rustic base for your craft or trade, 55 Common Road gives you the platform and the pace to make it happen.

Highlights

- Approx. 25 acres (10.17 ha) of gently rolling land with trees, views, and usable paddocks
- Two dams and a bore providing ample water for stock and gardens
- Fenced paddocks plus a two-bay stable, shearing shed and multiple farm outbuildings
- Large American Barn style shed, ideal for cars, farm equipment or livestock
- Warm, liveable cottage ready to enjoy now with scope to refresh, restore or extend
- Flexible building envelope (STCA) and solid existing infrastructure
- Private, tree-lined access yet only minutes to Yass and Murrumbateman
- Hume Highway access 2 min | Yass 10 min | Murrumbateman 25 min | Canberra 60 min

A place where your ideas can breathe, with a welcoming cottage to enjoy now and open country ready for whatever comes next: gardens, horses, sheds, a new home or a quiet creative retreat. All just a short run to Yass, Murrumbateman, Canberra, and the Riverina - the space you want, with the access you need.

Zoning: RU1 - Primary Production

MORE DETAILS

Property ID	HKJ09
Property Type	House
House Size	128 m2
Land Area	10.17 hectare
Including	Water Tank
	2 Bedroom Cottage + artists' studio
	2 dams
	Electricity

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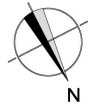
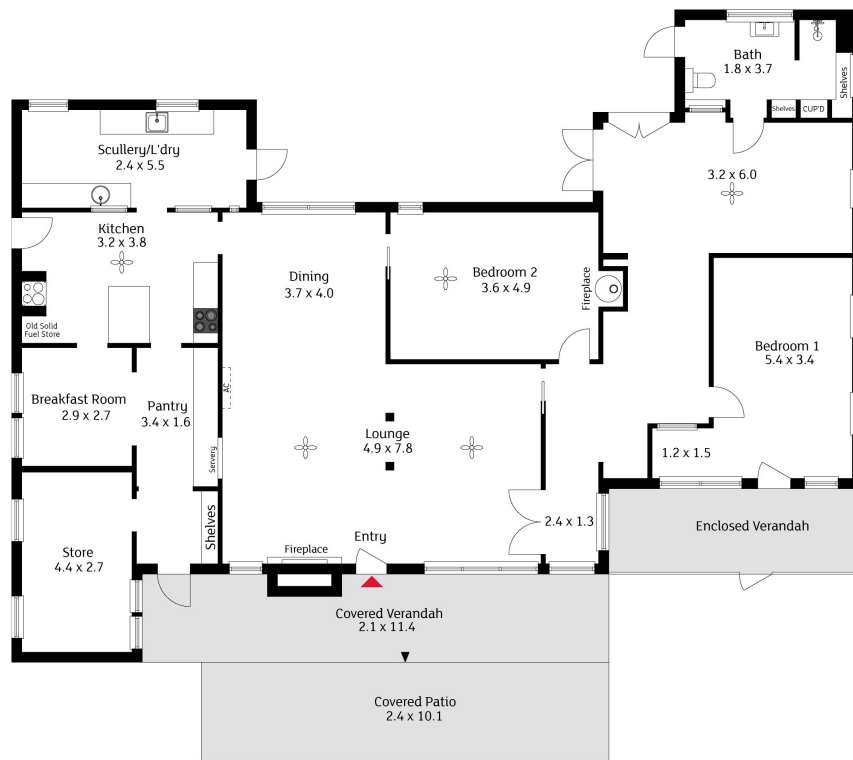
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

55 Common Road, Bowring



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