



687 Murrumbateman Road, Nanima

Off-Grid Lifestyle Property Near Canberra with Views, Sunsets and Dual Occupancy Potential

20 hectares of peaceful rural land with a fully fitted off-grid shed, solar power, water storage and approved building envelopes - live in now and build your dream home over time.


Property Description

Some properties offer space. Others offer a feeling.

Set across 20 hectares (50 acres) of gently rolling countryside, this is a rare opportunity to secure an off-grid rural lifestyle property near Canberra that you can enjoy immediately while planning your future.

Located in the tightly held Nanima region, just 25 minutes from the ACT border, the property offers the perfect balance of privacy, space and accessibility.

At the centre of the property sits a 157.5m² off-grid shed, designed for comfortable day-to-day use. Featuring a bedroom loft, multipurpose living space, bathroom with composting toilet and polished concrete

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FOR SALE

\$1,250,000 - \$1,350,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Country Canberra

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 **LJ Hooker**

floors warmed by a woodfire heater, it provides a genuine live-in weekender or temporary home while building.

Large north-facing windows bring in natural light while capturing wide rural views and beautiful sunset aspects, creating a calm and private setting.

The property is well equipped for self-sufficient living, with solar power, battery storage and 46,800L rainwater storage already in place.

A key feature of the property is its approved dual occupancy potential (subject to council confirmation), with designated building envelopes allowing for the creation of a second dwelling. This provides flexibility for extended family living, a future main residence, or additional lifestyle options over time.

This creates a rare opportunity to live comfortably in the shed now while planning and building your future home, all while maintaining the ability to expand or evolve the property as your needs change.

- weather access from Murrumbateman Road and a fully fenced property with a defined house paddock ensure practicality for everyday use.

Whether you're searching for a weekender, a lifestyle property, or acreage to build your dream home near Canberra, this is a property that allows you to start immediately and grow into it over time.

Property Highlights

- 20 hectares (50 acres) of rural lifestyle land near Canberra
- Off-grid shed with loft bedroom, bathroom and living space
- Ideal weekender or live-in option while building
- Solar power system with battery storage
- 46,800L rainwater storage
- Approved building envelopes supporting dual occupancy (subject to council)
- All-weather access and fully fenced paddock
- Wide rural views with stunning sunset aspects
- Approximately 25 minutes to Canberra

Additional Information

This property will appeal to buyers searching for an off-grid property near Canberra, rural lifestyle acreage in NSW, or a weekender with the ability to live in a shed while building a home. Offering solar power, battery storage, rainwater infrastructure and approved building envelopes (subject to council), it provides a rare opportunity to secure a self-sufficient lifestyle property within easy reach of the ACT, with flexibility for dual occupancy.

Next Steps

Contact Alan today to request the full digital information pack, including solar system details, building envelope information and council documentation, and arrange your private inspection.

MORE DETAILS

Property ID	K3J09
Property Type	AcreageSemi-rural
House Size	157 m2
Land Area	20 hectare
Including	Toilets (1)

Alan Tongue 0412 630 977

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