



877 Urila Road, Urila

## "RIVERBANK"- Hidden in Plain Sight

LJ Hooker Queanbeyan | Jerrabomberra | Googong is proud to present this rare and expansive rural holding: "RIVERBANK" - 877 Urila Road, Urila N.S.W 2620.

Located only 35km from Queanbeyan in the scenic Queanbeyan River Valley. Consisting of 241.61 hectares (approx. 597.6 acres), this unique rural holding features a diverse landscape of gently undulating terrain, panoramic views for potential house sites, together with some serious agricultural potential.

"RIVERBANK" offers:

- Native and improved pastures with a carrying capacity of approx. 100 head of steers or sheep equivalent, with potential to increase.
- Approx. 1.5Km Queanbeyan River frontage (Eastern boundary).
- Approx. 3.1km Urialla Creek frontage (Western boundary).
- Excellent water infrastructure with 10 dams across 6 fenced paddocks, incorporating stock laneway system.
- Multiple elevated building sites with stunning district views.
- RU1 (Primary Production) zoning with existing residential use rights.
- Access via Urila Road, with gravel road entry.



LAND 241.61 ha

**FOR SALE**  
\$1,700,000

### AGENTS

Peter Stumbles  
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### AGENCY

LJ Hooker Queanbeyan | Jerrabomberra  
| Googong  
02 6297 3333

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



- School Bus service from Burra Road intersection.

It is rare to find such a substantial rural property this close to town with strong agricultural potential, abundant natural beauty, future development possibilities include Agritourism and/or Subdivision, all within commuting distance.

Don't miss your chance to inspect "RIVERBANK" it's impressive.

Contact Michael Dyer on 0438 174 400 today for more information or to arrange a private viewing.

## MORE DETAILS

Property ID	CV4HXS
Property Type	Other
Land Area	241.61 ha
Including	Area Views

**Peter Stumbles 0418 630 002**

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