







155 Tierneys Road, Young

90acs* With Water Entitlements, Town Water, Bore & 2 10ac* Blocks Ready To Hit The Market!!

Located in the highly regarded 'Cool Climate" wine region of NSW in the picturesque Hilltops Region sits this private oasis of 90acs* on the doorstep of town. This stunning property is surrounded by undulating hills, fertile soil, and a picturesque outlook.

On offer is a freehold area of 36.61 hectares* (90.42/acs) * held in six lots. The Vineyard is 11.94 hectares principally planted to Cabernet and Sangiovese vines plus a small portion of Shiraz. The vines have had plenty of time to find their full potential, having been planted between 1998 and 2018. The area could easily be expanded with additional planting sites available on the property, supported by ample irrigation water resources.

Water is a true feature of the property with a 108 megalitre* surface allocation licence, three dams with a total storage of approximately 23 megalitres*, drip irrigation infrastructure, Town Water and equipped stock & domestic Bore.

LAND 90 acre

FOR SALE
Price Guide $1.2m to $1.3M

AGENTS
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AGENCY
LJ Hooker Young
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

The property has three dwelling entitlements consisting of a 4/ha* allotment with access via Tierneys Road, a 3.74/ha* allotment also off Tierneys Road, with the balance of the property 28.66/ha* having the third dwelling entitlement with access of Forbutts Lane via the Back Creek Rd. There are ample elevated building sites to build your dream home.

There is a large, enclosed shed (262m2 approx) with concrete flooring, power, a cool room and weekend style accommodation including a shower and toilet.

The property is located only an 8 minute* drive to the thriving town of Young. Canberra is a comfortable 2-hour drive and Sydney is 3.5 - 4 hr drive.

Rarely does an opportunity to acquire a rural lifestyle property that offers beauty, diversity and seclusion come with commercial income earning potential. The property provides investors, speculators and industry participants an unrivalled opportunity to invest into a premium property in the Hilltops Region with incredible upside potential.

Inspections by appointment contact the selling agent Christian Rowan on 0427 102 458

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contact for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.

Any aerial or location photos are shown for illustration purpose only and should not be relied upon for their accuracy. The boundaries are only approx. and all interested parties should make their own enquiries to determine whether or not this information is, in fact, accurate.

- (approx.)

MORE DETAILS

Property ID	B4DH6T
Property Type	Lifestyle
Land Area	90 acre
Including	Workshop
	Water Licence
	Stock & Domestic Bore











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