

827 Jerrara Road



## **COUNTRY LIFE ON A SMALL FARM!**

A beautifully presented 4 bedroom country style home on 38 acres of granite soil. The home features dining room, formal lounge room, timber kitchen and is heated by both wood and gas. There is a rear deck perfect for relaxing with a good book overlooking the peaceful established gardens that also includes fruit trees. Other improvements are a 2 stand shearing shed with plant and sheep yards. 3 bay garage and a single garage, grain shed plus wood shed. There is a seasonal creek plus numerous water tanks. The property is located only 32km from Crookwell on all but 3km of sealed road. This is a terrific example of life on a small farm only 50 min from Goulburn and 3 hours from Sydney.

**\$385,000.00**

**IN CONJUNCTION WITH LJ HOOKER**

DUNCOMBE & CO PTY LTD  
LIVESTOCK – STOCK & STATION – REAL ESTATE – AUCTIONEERS  
43 GOULBURN STREET CROOKWELL  
PH: 02 48321732  
[www.duncombeandco.com.au](http://www.duncombeandco.com.au)

The above information has been supplied to us by the vendor and we do no more than pass this information on.