

# Build the dream on scenic McCrystal in tightly held Lade Vale

Having been in the same family for 20 years and run as part of an agricultural enterprise, the entry of "McCrystal" onto the Yass Valley real estate market will have heads turning, as the Covid induced demand for rural living continues to boom.

The 80-hectare property features the permanent Jerrawa Creek running through two of the four paddocks and, apart from improvements to run stock, "McCrystal" is free from infrastructure, making it the ideal piece of land to build the great Australian dream.

Vendor Garth Medway said the property had been in the family for about two decades and had been used for running stock.

"It has natural and improved pastures and reliable water thanks to two dams and the Jerrawa Creek running through it."

"The family has used it for grazing sheep and cattle, with the land split into four paddocks by quality fencing and established wind breaks."

"It was sold as part of a 200-acre subdivision about 20 years ago and this is the first time it has been on the market since then."

Agent George Southwell said the Covid induced demand for rural properties was showing no signs of slowing down and "McCrystal" provided the opportunity for someone to build their dream home or weekend retreat on a "picture perfect blank canvas".

"The property has power running through it, a building entitlement is in place and there is sealed road frontage."

"But what is key is its location, being conveniently situated within minutes from the Hume Highway to Melbourne and Sydney, less than one hour from Canberra and an even shorter commute to Yass and Goulburn."

"It's also just 10 minutes up the road from Gunning where you can immerse yourself in an authentic country lifestyle at the local markets and enjoy one of the best country pub experiences at the Telegraph Hotel."

"Tucked away in gently undulating hills, this is an exceptional piece of productive and scenic land that will no doubt also stay in the next family for generations to come."

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