



## 118 CARRO PARK ROAD, COWRA, NSW, AU 2794

LIVE THE RURAL LIFESTYLE, IN A QUALITY RESIDENCE CLOSE TO TOWN

Built by the current owner, "Osborne" at 118 Carro Park has been craftsman constructed and represents the quality that you have been waiting for. The brick veneer construction with colour bond roof and bull nose verandahs reflect the rural setting of the property.

Located on Carro Park Road only 5 km to the town centre the 9.59ha property has almost 5ha of river flats and 100m of Lachlan River frontage.

The access to the river allows potential for irrigation, drop in a line, go for a swim, or just let kids grow up in a rural environment yet still see the lights of town.

Set in a very easy care garden that has water pumped to a concrete storage tank from a submersible pump on the river, those with a green thumb can delight in their new surroundings.

The plan of the house is quite open with a kitchen/informal dining area leading to a family living area. The formal lounge and dining room could easily be transformed to a very large family living area. High ceilings compliment the rural ambiance.

The main bedroom is large with ensuite and huge walk in robe. The 4th bedroom adjacent to the bathroom has access that suits the mobility impaired and could easily

**TYPE:** Sold

**INTERNET ID:** 10581420

### AUCTION DETAILS

1:00pm, Friday November 25th, 2016. On Site

### CONTACT DETAILS

**Elders NSW Regional Office**

Unit 4/46-50 Bourke Street  
Dubbo, NSW  
02 6881 4700

**Ian Robertson**  
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be used for the extended family.

Heating and cooling has many options with heating provided by in built wood heater, gas heater and reverse cycle air conditioners. Cooling is by ducted evaporative air conditioner and reverse cycle air conditioners.

For the work from home executive or computer enthusiast NBN wireless keeps you connected.

Horse enthusiasts would love the stable set up that has power, water and toilet facilities. This could even be renovated to make a granny flat.

Almost 5ha of river flats could be used for agricultural pursuits, or just space for the kids to grow.

"Osborne" is a quality property and is recommended for inspection.

Open house will be between 12noon and 2pm. Friday 28th October, 4th, 11th, 18th November.

- Bedrooms: 4
- Bathrooms: 2
- Views: 0



PROPERTY OVERVIEW

Yards	Sheep, Cattle, Other
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HOMESTEAD

Bedrooms	4
Bathrooms	2









