



## 303 Lake Canobolas Road, CANOBOLAS, NSW 2800

BLUE CHIP LOCALE – RESIDENTIAL, LIFESTYLE OR BUSINESS OPPORTUNITY

**15.20 hectares, 37.56 acres**

\* Character filled 3 bedroom home with an artistic earthy feel. Sundrenched with natural light, exposed timbers and a mix of greys with pastel colours. Sit by the woodfire and enjoy the views in winter and in the warmer summer months utilize the outdoor entertaining area overlooking the scenic large dam and wild life

\* Approx. 15.2 hectares of fertile soil and secure water storage, 2 reliable dams and frontage onto Molong Creek

\* At the foot of Mount Canobolas, side by side with the popular Lake Canobolas Reserve. A fantastic spot for both locals and visitors to hike, bike ride, explore, swim or bask in the tranquil environment for a picnic

\* Extensive rehabilitation work to the lake environment has created a great environment for bird life and home to a number of species of waterfowl and native fauna. It is not uncommon to see a platypus, echidna or wallaby

**TYPE:** Auction

**INTERNET ID:** 300P183420

**AUCTION DETAILS**

3:00pm, Friday September 19th, 2025

**CONTACT DETAILS**

**Nicoll & Ireland - Bathurst**  
191 Howick Street  
BATHURST, NSW  
02 6330 7200

**George Doueih**  
0413 175 387

\* Picturesque cool climate location sitting at an elevation of approx.. 900m, one of Australia's premium cool-climate fruit growing regions

\* Approx.. 700m of frontage to Molong Creek whose waters flow from the melting snow and rain that fall from Mount Canobolas and surrounding Towac valley

\* Situated only 3.5 hours from Sydney or 50 minutes to Bathurst and enjoying a massive tourism market to the area, while being supported by a local population of approx.. 40,000 residents

\* 2 bay workshop/shed, huge machinery/storage shed, 4 bay carport, cattle race, yard and race

\* Rarely does a property like this present themselves to the market, this property has been tightly held and awaits its new direction for 1 lucky owner

Contact George Doueihi or David Nicoll to learn more.

- Land Area 15.2 hectares
- Bedrooms: 3
- Bathrooms: 1

## **HOMESTEAD**

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>















