



520 Darbys Falls Road, COWRA, NSW 2794

Established Rural Lifestyle Opportunity

6.82 hectares, 16.85 acres

Located only 6 minutes to Cowra via sealed road, 1 hour 20 minutes to Orange/Bathurst, 2 hours to Canberra & 4 hours to Sydney. * (approx)

This property presents rare lifestyle/small hobby farm opportunity positioned minutes from the Cowra CBD. Boasting a renovated four bedroom brick veneer home proudly positioned on an arable 6.82hectares* (16.85 acres*) of land that overlooks prime agricultural land.

This property has been thoughtfully established offering a sense of space & tranquility that can often only be found on much larger holdings.

Key features include:

- Four bedrooms all with built in wardrobes plus an office
- Custom kitchen with stone bench, stainless steel appliances & butler's pantry

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L20043989

SALE DETAILS

Contact Agent

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Adam Gambrell

0417533453

- Two generous rooms with north facing front lounge & separate living room
- Split system reverse cycle heating/cooling & ceiling fans throughout
- Spacious main bathroom with oversized bath, separate shower, vanity & toilet
- Renovated ensuite, complete with shower, vanity & toilet
- Generous covered rear patio perfect for entertaining & outdoor living
- Established lawns, gardens & trees surrounding the home with watering system
- Four bay garage with lights, power & solar - excellent workshop space
- Two covered awnings perfect for parking the caravan, boat or tractor
- Over 157,000L of rainwater storage across three tanks
- Town services including rubbish collection and mail delivery
- Inground saltwater swimming pool with recently refurbished equipment
- Bore water for lawns, gardens & trough connected for stock water

Located only 30 minutes' drive (via sealed road) to Wyangala Dam boat ramp, the opportunities are endless for water sports & activities including boating, camping & fishing. Imagine having the opportunity of throwing in a line or taking the boat for a ski after work or even on the weekend with family & friends.

With such a proximity to town you can enjoy a rural lifestyle whilst remaining close to services including Aldi, Woolworths, Bowling Club, RSL, Pubs, Cafes & medical services (new hospital currently under construction) all inside of 5.5km's from your front door.

Opportunities to secure small acres this location are often sought but seldom found. To request a copy of the contract of sale, book your inspection, or learn more information, contact listing agents today.

*approx.

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 6.82 hectares
- Bedrooms: 4
- Bathrooms: 2



HOMESTEAD

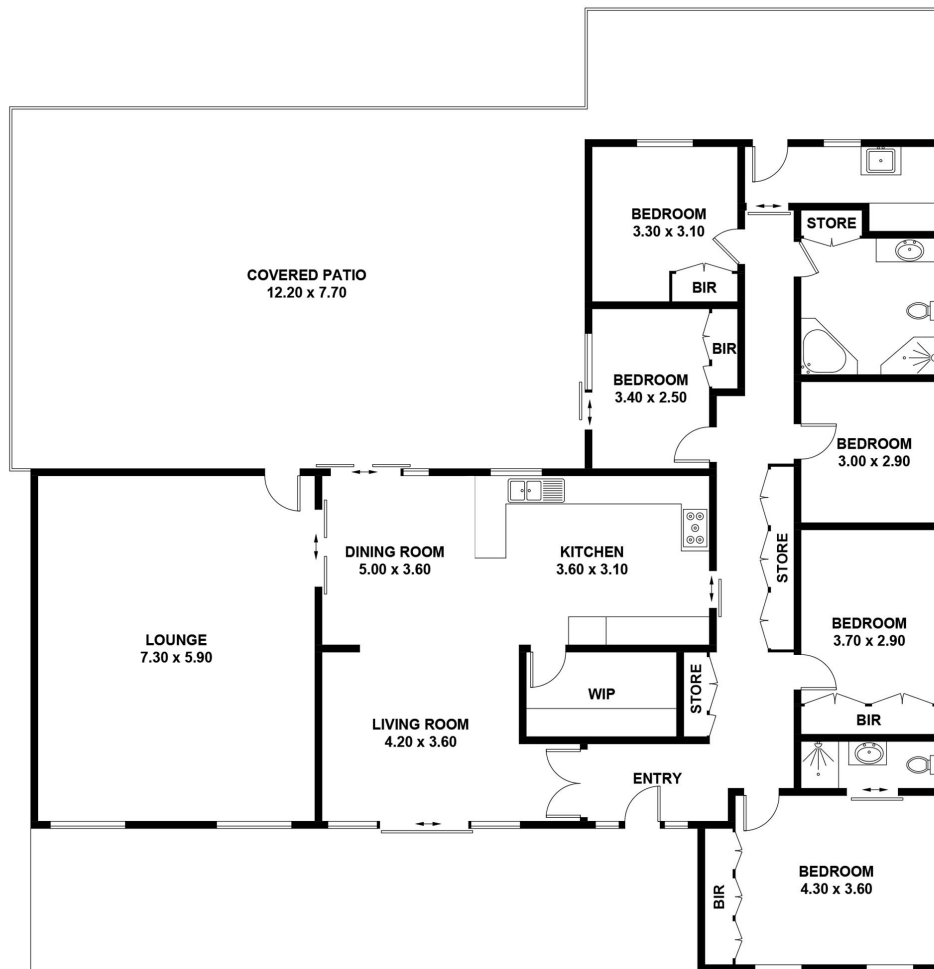
Bedrooms	4
Bathrooms	2











BOCONNOC
520 DARBYS FALLS ROAD, COWRA
APPROXIMATE GROSS INTERNAL AREA = 207.3 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.