



146 Canobolas Road, ORANGE, NSW 2800

Small Acreage Situated Close to the Orange CBD

15.52 hectares, 38.35 acres

Approximately 15.52*hectares of high quality, high rainfall and level pastures. This property represents an ideal opportunity to secure an amazingly located block of land, right on the edge of the South-West side of Orange.

- 15.52* hectares of excellent flat country with rich basalt soil. Ideal for further development.
- Established pastures that are predominately Phalaris, fescue and clover.
- Two spring dams in the back paddock which provide great water security for the block.
- Well established tree windbreak which runs along the northern boundary.
- Fencing is in good condition with an electric fence attached the entire boundary of the property. Both internal and boundary fences are stock proof, subdivided into 3 paddocks.
- Water irrigation to the paddock trough is gravity fed from the spring-fed tank.

TYPE: Sold

INTERNET ID: L21969144

AUCTION DETAILS

10:30am, Friday May 5th, 2023

CONTACT DETAILS

Elders Emms Mooney
152 William Street
Bathurst, NSW
02 6331 0744

Ben Redfern
0457770062

- Great set of timber cattle yards with high fences.
- Zoned RU1 - Primary Production.
- 1 bedroom brick veneer house, suitable to live in while you build your dream home.
- Sealed access, only minutes from the Orange CBD.

It is a very rare opportunity to come across a holding of this size so close to Orange. The property is essentially a blank canvas which allows you to develop it into your own masterpiece. Offering the best of both worlds, it is a rural lifestyle accompanied with urban conveniences. Do not miss the opportunity to secure a fantastic property with so much potential.

Auction: Friday 5th May, 10.30am | The Auction Centre | 152 William Street, Bathurst

To book an inspection or to obtain more information, please call Ben Redfern 0457 770 062

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 15.52 hectares





