



## 'Part Wattle Valley' Kangaroooby Road, GOOLOOGONG, NSW 2805

Perfect Weekend Escape

**373.33 hectares, 922.50 acres**

Located approx. 26 minutes from the village of Gooloogong, 40 minutes from Cowra, 1.5 hours from Orange, 3 hours from Canberra and 4.5 hours from Sydney.

'Part Wattle Valley' is a nature lover's paradise-featuring native vegetation, an abundance of local wildlife, and a seasonal creek meandering through the landscape. Whether you're looking for a private retreat, weekend escape, or an outdoor adventure base, this property delivers endless possibilities.

Key features to this property include:

- 373.33ha\* - 922acres\*
- Approx.30% cleared & 70% heavily timbered
- Enclosed, private, single-entry block nestled in valley near Conimbla National Park

**TYPE:** Under Contract

**INTERNET ID:** L33995749

### SALE DETAILS

**Contact Agent**

### CONTACT DETAILS

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
02 6331 0744

**Scott Catlin**  
0403968384

- Partially fenced boundary & some internal fencing
- Seasonal creek running through the property
- Ideal for camping, hunting, bushwalking & 4WD adventures
- Abundance of wildlife including kangaroos, wombats, goats, deer & more
- Cowra Council LGA - Lot 74 in DP 752934, Lot 58 in DP 752959, Lot 1 in DP 1223168
- Lot 1 was consolidated to allow for future building / DA possibility
- Great privacy and great views
- Suitable for possible permaculture / self sufficient lifestyle - no chemicals or artificial sprays used on the place for last 20 years at least
- Land rates approx. \$1,200 per annum

To request a copy of the contract of sale, book your inspection, or learn more information, contact Scott Catlin 0403 968 384 or Adam Gambrell 0417 533 453.

\*Approx.

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

- Land Area 373.33 hectares













