



'Nirvana' 19 Springvale Road, WYANGALA, NSW 2808

A Modern Rural Escape Moments from Wyangala Waters

46.07 hectares, 113.84 acres

Tucked away in the tranquil hills near Wyangala Dam, 'Nirvana' captures everything a modern country retreat should be, space, serenity and contemporary comfort. Only 10 minutes* from the Wyangala Waters boat ramp and 25 minutes from Cowra, this property strikes the perfect balance between peaceful seclusion and everyday convenience.

Thoughtfully planned and beautifully executed, the brand-new residence sits proudly amid 113.84 acres* (46.07 ha) of picturesque landscape, offering endless opportunities for relaxation, adventure and connection with nature.

The Home

Inside, high ceilings and open, light-filled spaces create a warm, inviting feel. The two-bedroom design blends practicality with style, featuring quality finishes throughout:

- Sleek kitchen with stainless steel appliances and black tapware

TYPE: For Sale

INTERNET ID: L34087914

SALE DETAILS

Price Guide \$950,000 - \$1,045,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street
Bathurst, NSW
02 6331 0744

Adam Gambrill
0417533453

- Spacious living area with cathedral ceilings and slow-combustion wood fire
- Ducted reverse-cycle air conditioning for year-round comfort
- Elegant bathroom plus separate second toilet
- Covered alfresco area with ceiling fan - perfect for entertaining or soaking in the view

The Property

Outside, the hard work has been done. All the key infrastructure is new, leaving you free to enjoy the property from day one.

- Mains power plus 3.5kW solar system
- 120,000L rainwater storage from house and shed
- Brand new dam with liner, stocked with silver perch fingerlings
- Fresh fencing, entrance, internal road and driveway
- Elevated viewing deck overlooking sweeping valley vistas
- Striking natural features including the locally named "Gorilla Rock"
- An abundance of wildlife, from kangaroos and goats to native birds

The Lifestyle

Whether you're chasing weekends by the water, a base for outdoor recreation, or a peaceful place to call home, 'Nirvana' delivers. From boating, fishing and hiking to simply unwinding among the gum trees, this is the ultimate escape from the everyday.

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

*approximately

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 46.069413 hectares
- Bedrooms: 2
- Bathrooms: 1

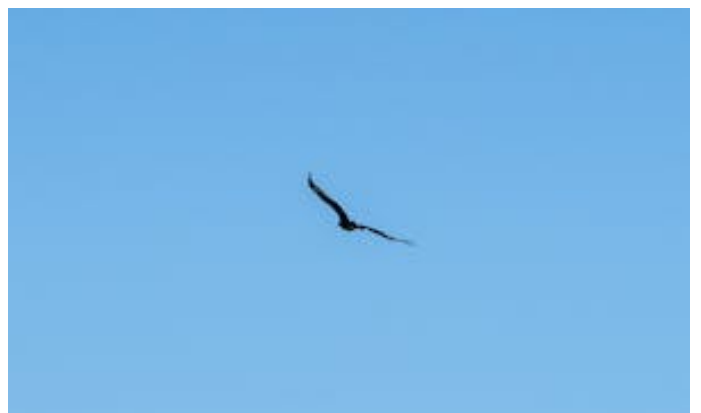


HOMESTEAD

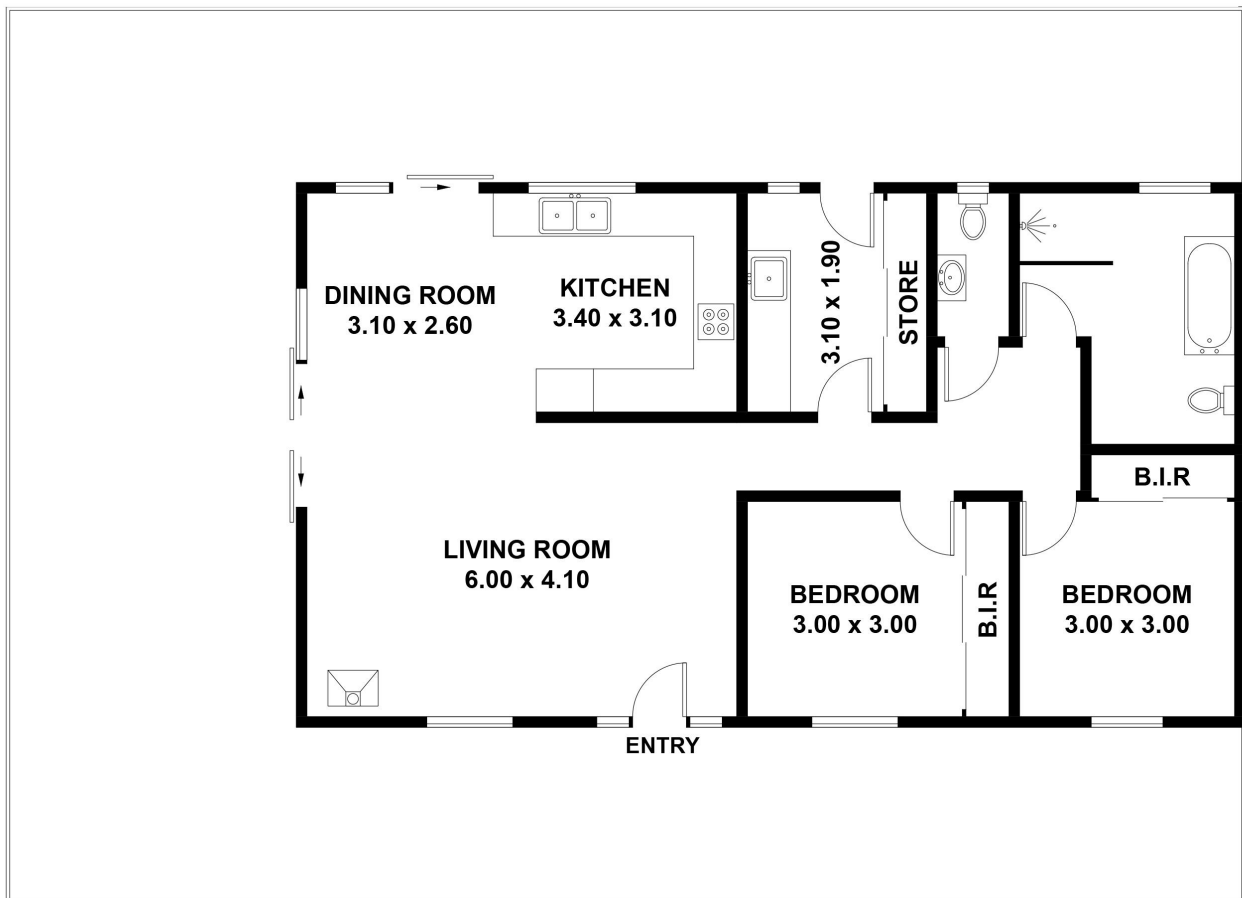
Bedrooms	2
Bathrooms	1











NIRVANA

19 SPRINGVALE ROAD, WYANGLA

APPROXIMATE GROSS INTERNAL AREA = 94.5 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.



Emms Mooney