



'Angle Burn' 101 Clearview Road, DARBYS FALLS, NSW 2793

An Immaculate Lifestyle Holding

41.56 hectares, 102.69 acres

Nestled where the Lachlan River meets Milburn Creek, "Angle Burn" is an immaculate lifestyle holding that blends comfort, productivity and rare river frontage. Just 23 minutes to Cowra via sealed road (approx. 1 hr 28 mins to Orange/Bathurst, 2 hrs to Canberra and 4 hrs to Sydney*), it delivers a rural sanctuary with genuine convenience.

Privately set on *102 arable acres (41.56 ha)**, the four-bedroom homestead sits amid established lawns and gardens with sweeping views over the river junction-serene, picture-perfect and built for relaxed entertaining.

Just a short 17km drive from Wyangala Dam, the property also offers easy access to boating, fishing, skiing and a range of recreational activities, adding another layer of lifestyle appeal to this productive holding.

Highly fertile soils are currently sown to lucerne and oats, supporting both grazing and cropping. Backed by extensive improvements, reliable water and quality infrastructure, "Angle Burn" is a versatile, well-balanced rural holding in the heart of the Lachlan

TYPE: For Sale

INTERNET ID: L35232897

SALE DETAILS

**Price Guide \$1,500,000
- \$1,650,000**

CONTACT DETAILS

Elders Emms Mooney

152 William Street
Bathurst, NSW
02 6331 0744

Adam Gambrill
0417533453

Valley.

Home Features

- Four spacious bedrooms, two with built-in robes
- Family bathroom (shower, bath, vanity) + separate toilet
- Second bathroom with shower, vanity & toilet
- Split-system heating/cooling plus slow-combustion wood fire
- Generous kitchen with breakfast bar & stainless-steel appliances
- Covered patio and courtyard-ideal for entertaining
- Established house yard with fruit trees, gardens & fire pit
- 19-panel solar system with 5 kW Fronius inverter

Property Features

- 102 acres (41.56 ha)* of arable country
- 21 ML general security water licence, 2 dams & solar-powered bore
- Steel stockyards for sheep & cattle with loading ramp
- Six internal paddocks; stock water via troughs & dams
- Rainwater storage for the home; bore water to yards & gardens
- Tree-lined driveway; shade trees for stock
- Currently carrying sheep and cattle
- Extensive shedding and farm infrastructure
- Frontage to both the Lachlan River & Milburn Creek

For a copy of the contract, further information, or to arrange your private inspection, contact:

Adam Gambrell - 0417 533 453

Scott Catlin - 0414 699 880

*Approximate

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 41.56 hectares
- Bedrooms: 4
- Bathrooms: 2



HOMESTEAD

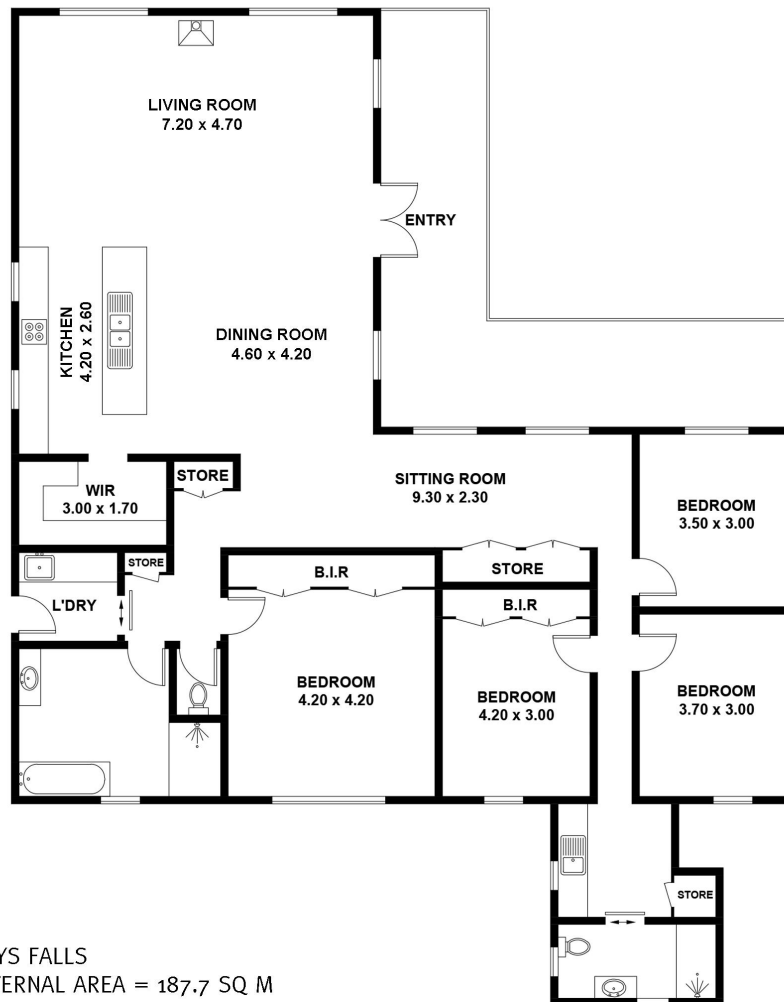
Bedrooms	4
Bathrooms	2











101 CLEARVIEW ST, DARBYS FALLS
APPROXIMATE GROSS INTERNAL AREA = 187.7 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