



## 'Bydawhile' Lachlan Valley Way, COWRA, NSW 2794

Your Riverfront Rural Escape Ready to Work, Made for Living

**105.30 hectares, 260.20 acres**

Welcome to 'Bydawhile', a rare opportunity to secure a working farm with lifestyle appeal, nestled in the heart of the Lachlan Valley.

Positioned within easy reach of Cowra, Canowindra, Gooloogong & Forbes, this 105.3ha (260\* acre) property blends highly arable land, rich water security and quality improvements with the comfort of an exceptional homestead.

Whether you're looking to scale up operations or settle into a well-rounded rural holding, this property is already delivering, with fertile red loam soils, Lachlan River frontage and an established cropping and grazing setup in place.

Highlights:

- Gently undulating 105.3ha (260\* acres), approx. 90% arable
- Strong red loam soils, ideal for hay, cropping, or further irrigation development

**TYPE:** For Sale

**INTERNET ID:** L35910194

**SALE DETAILS**

**Price Guide \$2,350,000  
- \$2,550,000**

**CONTACT DETAILS**

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
02 6331 0744

**Adam Gambrill**  
0417533453

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.

- Current operations include lucerne hay production and grazing with established internal fencing and paddock setup
- Well-equipped steel cattle yards, crush and loading ramp
- Three sheds: a high-clearance hay shed, modern machinery shed, and a multi-use storage/stable structure
- Outstanding water supply via 480m\* Lachlan River frontage with 10ML irrigation licence and stock/domestic security
- Ample potential to increase irrigation via temporary water trading
- 120,000L + 22,500L rainwater tanks plus full river water access for external use

#### The Homestead:

- Set privately among the trees and designed for modern family life, the residence offers expansive living over two levels. Cathedral ceilings, a spacious open-plan layout, and country-style verandahs create a welcoming retreat with panoramic views over the land. Downstairs includes a large rumpus or guest suite, perfect for extended family or entertaining.
- Four-bedroom, two-level brick home (approx. 44 squares\*)
- Multiple living areas, cathedral ceilings, wood heating and air conditioning
- Open-plan kitchen, dining and living flowing to outdoor patio
- Large rumpus room ideal for guests, teenagers or flexible living
- Fully established rainwater and external water system

With 480 metres\* of direct Lachlan River frontage, this property offers more than just water security, it offers lifestyle. Fish from your own bank, unwind by the water's edge, or simply enjoy the peace that only a riverfront property can provide.

Located just 14 minutes\* to Gooloogong, 20 minutes\* to Cowra and Canowindra, and only an hour\* to Orange or Forbes, this property offers the rural lifestyle without losing access to town essentials. It's a rare offering that's ready to move in, work, and grow from day one.

For more information or to arrange your inspection contact listing agents Adam Gambrell 0417 533 453 or Scott Catlin 0403 968 384.

\*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 105.3 hectares
- Bedrooms: 4
- Bathrooms: 2



**HOMESTEAD**

|                  |   |
|------------------|---|
| <b>Bedrooms</b>  | 4 |
| <b>Bathrooms</b> | 2 |







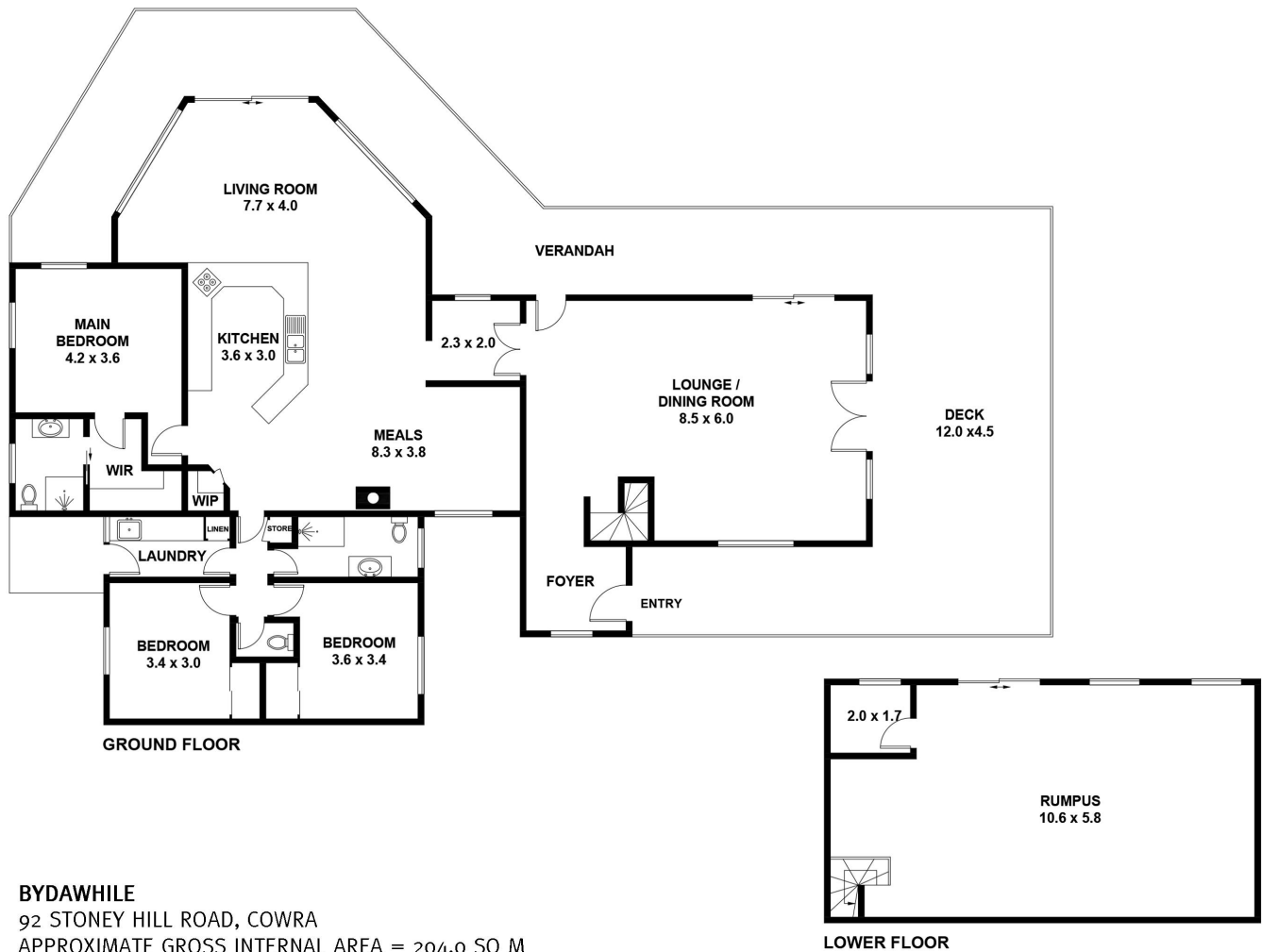












**BYDAWHILE**

92 STONEY HILL ROAD, COWRA

APPROXIMATE GROSS INTERNAL AREA = 204.0 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.