



## 151 Barrs Road, COWRA, NSW 2794

Peace, Productivity and Country Comfort on 96 Acres

**38.25 hectares, 94.52 acres**

Set on 38.25ha \* (96 acres\*) and only 10 minutes from Cowra via sealed road, 'Pepperdale' is a productive and well-presented rural property that combines quality improvements, secure water and a comfortable family home in a tightly held district.

The spacious four bedroom, two bathroom residence offers modern rural living, with the master bedroom featuring an ensuite and walk in robe.

Farm infrastructure is practical and well maintained, including a 16m x 9m fully enclosed machinery shed on a concrete slab, plus a basic set of cattle yards with head bale and loading ramp.

The property is watered by three dams and a solar-powered bore plumbed throughout, complemented by a 20 meg\* water entitlement, ensuring secure year-round supply.

Approximately 90% of fencing has been renewed with hinge joint and plain wires, making the property particularly suited for horses as well as cattle and sheep.

**TYPE:** For Sale

**INTERNET ID:** L36300666

**SALE DETAILS**

**Contact Agent**

**CONTACT DETAILS**

**Elders Emms Mooney**

152 William Street

Bathurst, NSW

02 6331 0744

**Scott Catlin**

0403968384

With gently undulating country, fertile soils, excellent water security and proximity to town, 'Pepperdale' offers versatility for grazing, cropping or equine pursuits - a rare chance to secure a highly regarded rural lifestyle property.

Contact the listing Agents for further information and to arrange an inspection.

Scott Catlin 0403 968 384

Adam Gambrill 0417 533 453

\*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 38.25 hectares
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

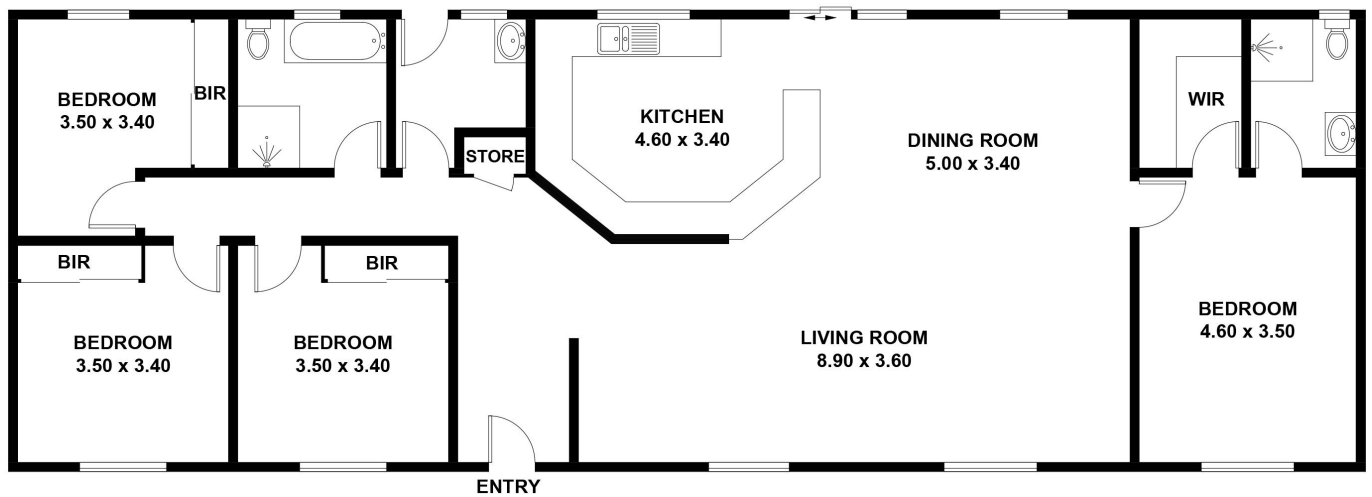
Bedrooms	4
Bathrooms	2











151 BARRS ROAD, COWRA  
APPROXIMATE GROSS INTERNAL AREA = 154.4 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