



## 4172-4177 Freemantle Road, GOWAN, NSW 2795

Bushland Retreat with Access & Scale

**113.00 hectares, 279.22 acres**

Picturesque views across your own native 279 acres is a key highlight of this remarkable bushland holding, a rare opportunity to escape into nature's embrace. At its heart, a thoughtfully equipped shipping container cottage sits beneath a large Colorbond roof extending to create an inviting alfresco area that encapsulates the breathtaking and panoramic views stretching for kilometres across your own vast holding.

The land itself is beautifully balanced, with grassy tracts along the valley floor, contrasted with rugged rocky outcrops and extensive stands of healthy native timber, creating a diverse and picturesque landscape. A solid formed track winds from the cottage site to the valley below, giving reliable 4WD access across the property, with further access potential via adjoining lands.

The property also offers flexibility for future living arrangements with its excellent northerly aspect, it is perfectly positioned for seeking a solar powered off-grid set-up, while the convenience of backbone power running close to the ideal building envelope provides an alternative for easy connection if desired.

**TYPE:** For Sale

**INTERNET ID:** L36451185

### SALE DETAILS

**Guide: \$450,000 - \$490,000**

### CONTACT DETAILS

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
02 6331 0744

**Andrew Crauford**  
0417416205

Privacy and serenity are absolute, with the property reached by a sealed, well-maintained gravel road and positioned at a comparable distance to both Bathurst and Orange. This is an ideal escape for those seeking total seclusion, expansive views, and the freedom of a large-scale bushland retreat.

Contact Andrew Crauford 0417 416 205 or the Elders Emms Mooney team on 6331 0744 to arrange your inspection or request further information.

Disclaimer: The information provided in this advertisement is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own inspections and due diligence.

- Land Area 113 hectares
- Bedrooms: 1



**TITLE/POSSESSION**

Rates	945.66 per annum
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**HOMESTEAD**

Bedrooms	1
Bathrooms	0





