



'Matilda' 147 Noonbinna East Road, COWRA, NSW 2794

Premium Rural Lifestyle Minutes from Town

48.56 hectares, 119.99 acres

Offering the perfect blend of space, comfort and productivity, this exceptional rural holding spans 48.56 hectares* (119.99 acres*) of fertile, mostly arable country just 10 minutes from Cowra's main street.

The five-bedroom residence has been beautifully updated to combine generous proportions with practical design. Multiple living areas include a formal lounge, rumpus and home office, while the modern kitchen is fitted with SMEG appliances, a Miele dishwasher and soft-close cabinetry. New air-conditioning units, ducted evaporative cooling, and a cosy fireplace ensure comfort year-round.

Outdoors, the lifestyle appeal is undeniable. A 50,000 L salt-water pool, fully enclosed entertaining area and separate self-contained granny flat provide outstanding flexibility for family living or guest accommodation. Extensive shedding accommodates up to eight vehicles plus hay and storage facilities.

The land is approximately 95 percent arable, underpinned by rich red-loam soils and

TYPE: For Sale

INTERNET ID: L37539163

SALE DETAILS

Guide: \$1,600,000 - \$1,750,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street
Bathurst, NSW
02 6331 0744

Adam Gambrill
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supported by excellent water infrastructure including three dams, 150,000 L rainwater storage and the rare benefit of a town-water connection. A 13.2 kW solar system with 10 kWh battery adds efficiency and sustainability, while over 200 native trees enhance privacy and shelter.

Private, productive and perfectly positioned, this is a true turn-key rural lifestyle property - ideal for families, hobby farmers or investors seeking space and self-sufficiency close to town.

Contact Adam Gambrell 0417 533 453 or Scott Catlin 0403 968 384 to arrange your inspection.

*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 48.56 hectares
- Bedrooms: 5
- Bathrooms: 2



HOMESTEAD

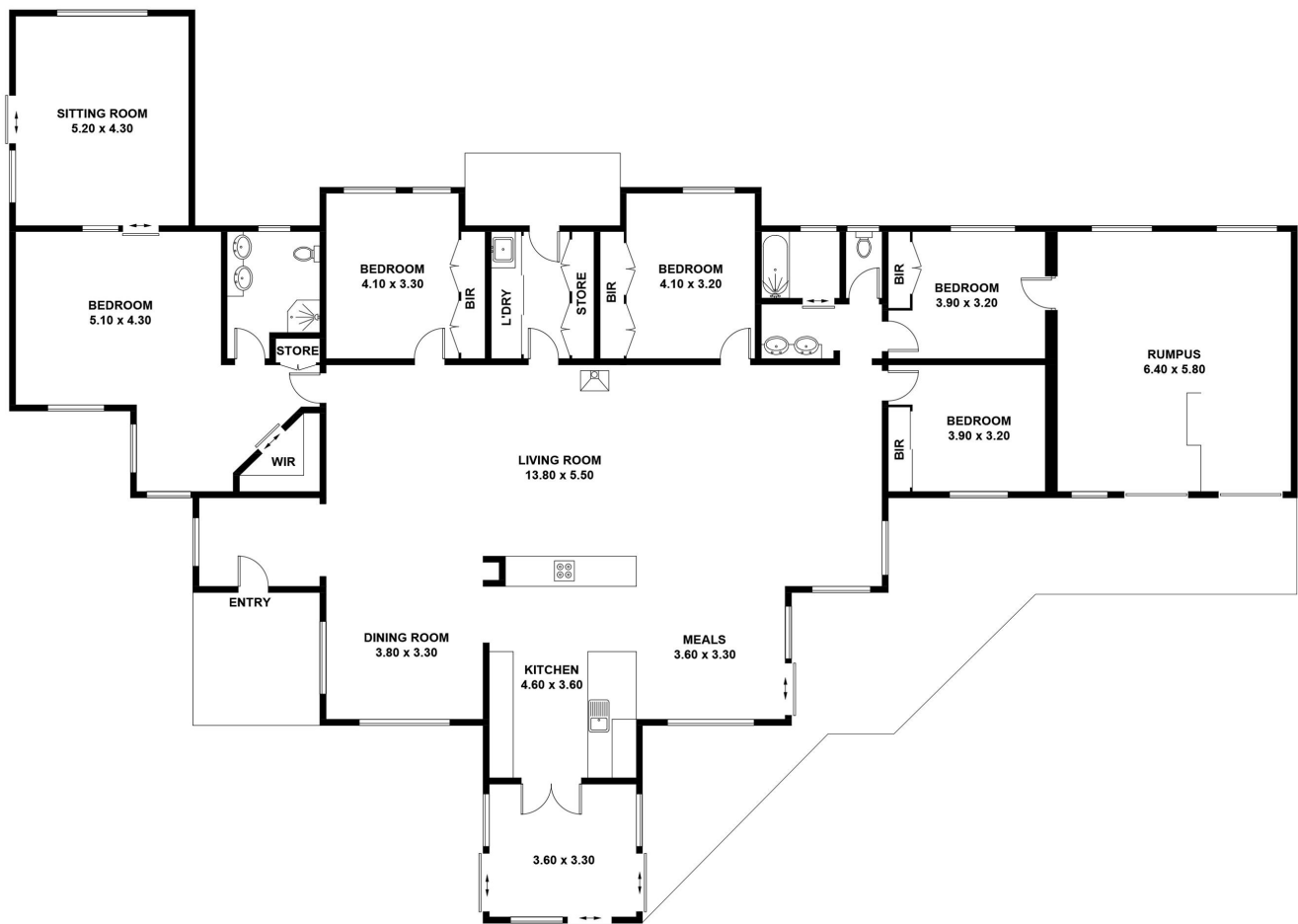
Bedrooms	5
Bathrooms	2











MATILDA
147 NOONBINNA E ROAD, COWRA
APPROXIMATE GROSS INTERNAL AREA = 322.8 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.