



20 Square Road, MOORBEL, NSW 2804

Charming Cottage and Lifestyle Acreage on the edge of Canowindra

2.56 hectares, 6.31 acres

If you've been dreaming of a tree change with just the right mix of space, character and convenience, this 2.55 hectare property could be the one.

Less than five minutes from Canowindra and an easy 40 minute drive to Orange, this well kept lifestyle block offers the best of both worlds - peace and privacy with town and city access nearby.

The 100 year old cottage is full of charm, with three bedrooms, one bathroom, and plenty of original character throughout. It's been tastefully updated over time, so you can enjoy modern comforts without losing that cosy, country feel.

Outside, the land is level, arable and beautifully presented. Well fenced and in park like condition, it's ideal for a few animals, a veggie patch or simply room to roam. It's also well suited to horses, with plenty of space for paddocks, a round yard or stables.

TYPE: For Sale

INTERNET ID: L37625614

SALE DETAILS

\$660,000 - \$715,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Scott Catlin

0403968384

Whether you're after a permanent home, a weekend escape, or a property to grow into, there's plenty of potential here.

Relax on the verandah, soak up the rural surrounds and enjoy the lifestyle this pocket of Moorbel has to offer.

At a glance:

- 2.55 hectares (approx. 6.3 acres) of arable land
- Fully fenced and ideal for horses or hobby farming
- Character filled three bedroom cottage with one bathroom
- Thoughtfully updated with heritage features intact
- Quiet rural setting just minutes from Canowindra
- Around 40 minutes to the center of Orange

Contact 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 2.555 hectares
- Bedrooms: 3
- Bathrooms: 1



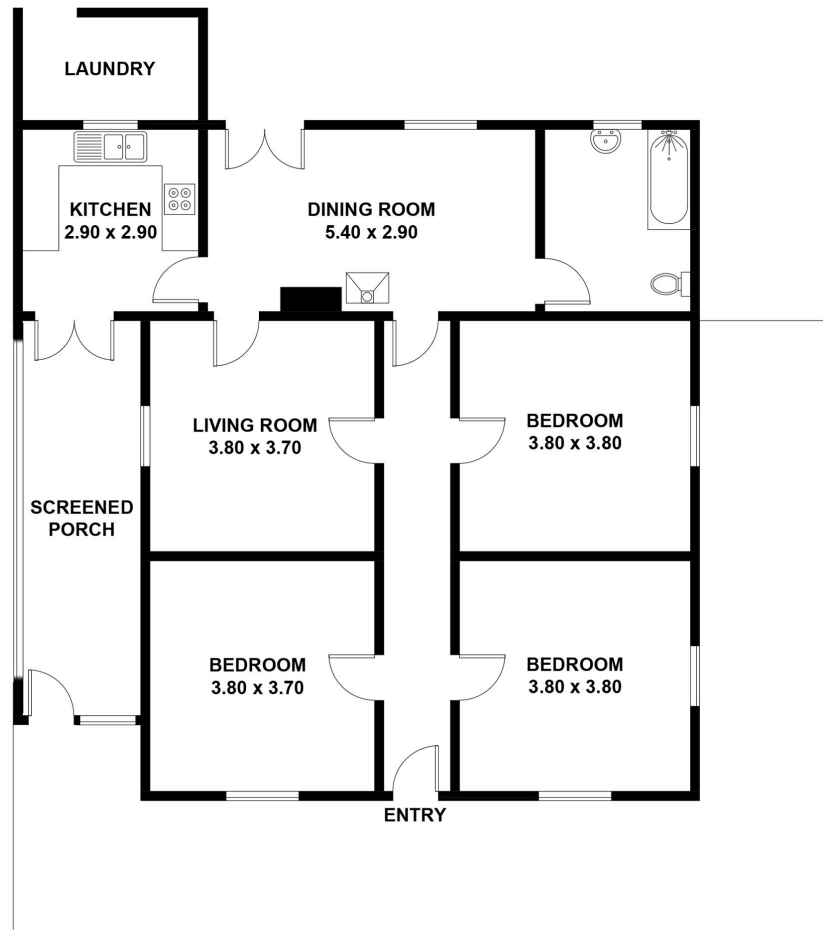
HOMESTEAD

Bedrooms	3
Bathrooms	1









20 SQAURE ROAD, MORBEL
 APPROXIMATE GROSS INTERNAL AREA = 117.3 SQ M
 LAUNDRY = 4.9 SQ M
 TOTAL = 122.2 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