



'Southbank' 408 Farleigh Trig Road, COWRA, NSW 2794

Equine Excellence with Race-Ready Credentials - 11.26 ha (27.83 acres)

11.26 hectares, 27.82 acres

'Southbank' is a standout rural holding, blending high-quality equine infrastructure with a rich history of success. With two well equipped stable complexes, a horse swimming dam, 1,300 metre grass track and extensive day yards, this is a turnkey training and breeding facility that delivers on every front.

Home to numerous successful racehorses, Southbank has been developed with care, foresight and purpose, a proven platform for performance, now ready for its next chapter.

Key Features

- 11.26 hectares (27.83 acres) of well-fenced, improved pasture
- 1,300m grass track - ideal for training and conditioning on site
- 13 total stables across two stable blocks:

TYPE: For Sale

INTERNET ID: L37956471

SALE DETAILS

Price Guide \$1,600,000
- \$1,800,000

CONTACT DETAILS

Elders Emms Mooney
152 William Street
Bathurst, NSW
02 6331 0744

Scott Catlin
0403968384

- Complex One: Large feed room, wash bay, laundry, covered roll, two day yards, drive-through truck shed
- Complex Two: Wash bay and abundant storage
- Six cattle rail day yards, each with shade and reticulated water
- Two main paddocks with established shade, improved pasture and quality horse shelters
- 55m horse swimming dam with concrete and rubber swim-in/swim-out
- 500-gallon/hour bore plus nearly 200,000L of rainwater storage
- Three-bay machinery shed, lock-up tool shed and two concrete-floor dog runs

The Homestead

A beautifully renovated four-bedroom home sits in the heart of the property, surrounded by established gardens and mature trees.

- Light-filled interiors and polished timber floors
- Four bedrooms, all with built-ins; master with ensuite
- Stylish kitchen and bathrooms with quality fittings
- Large verandahs and outdoor living spaces

Adding to the property's charm is a century-old stone outbuilding, a nod to its rich rural heritage and a striking feature in the landscape.

The Opportunity

'Southbank' is a ready-to-go training and breeding operation, equally suited to professional horsemen and committed horse owners. With the infrastructure in place, the water secured and the groundwork laid, this is a walk-in, work-ready asset that's hard to match.

Whether it's thoroughbred training, boutique breeding, agistment or equine rehab, Southbank is equipped to support a wide range of pursuits, all from the one central, beautifully maintained holding.

For more information or to arrange your inspection contact listing agents Scott Catlin 0403 968 384 or Caley Mok 0437 007 303.

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.

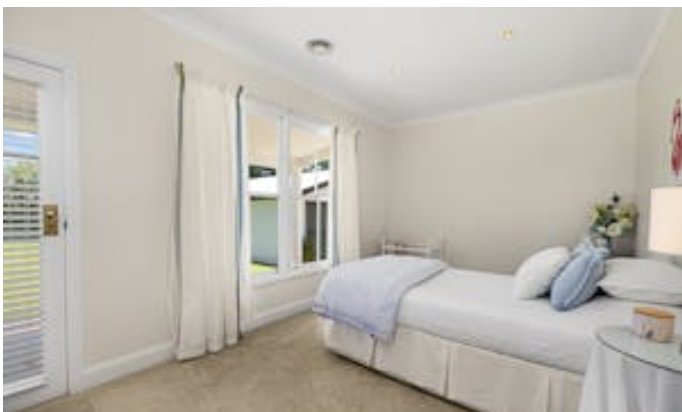
- Land Area 11.26 hectares
- Bedrooms: 4



HOMESTEAD

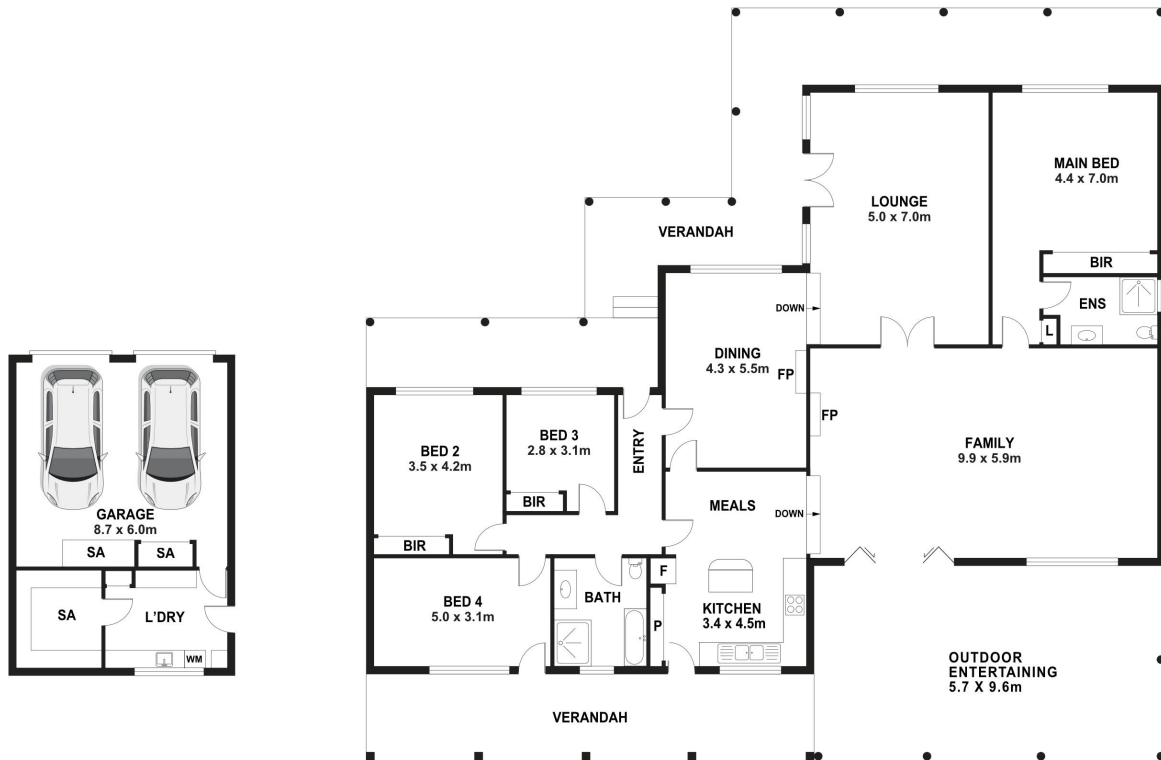
Bedrooms	4
Bathrooms	0











408 FARLEIGH TRIG ROAD, COWRA NSW 2794

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.