

## 22 Anderson Lane, COWRA, NSW 2794

A Rare Lifestyle & Tourism Opportunity Just Minutes from Cowra

'Blue Gum Farm' is positioned on approximately 21 acres just 5km from the Cowra CBD, this exceptional lifestyle property presents a truly unique opportunity to secure a versatile holding with established tourism appeal, multiple dwellings, and strong income potential.

Privately set and rich in character, the property centres around a distinctive Japanese-style chalet-an architecturally unique feature that sets the tone for what is a highly memorable and marketable offering. Complementing this is a spacious guest house designed for larger group stays, along with a separate cottage ideal for couples or smaller family accommodation, creating a flexible and scalable setup suited to a range of uses.

Whether utilised as a private lifestyle retreat, an established short-stay accommodation business, or a combination of both, the property is well positioned to capitalise on Cowra's growing tourism profile, particularly with its proximity to the renowned Japanese Gardens and Cultural Centre.

The expansive landholding offers both privacy and usability, while the existing improvements provide immediate functionality with scope to further enhance or expand the offering over time.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** L40080892

**SALE DETAILS**

Price guide **\$1,350,000**  
- **\$1,450,000**

**CONTACT DETAILS**

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
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**Adam Gambrill**  
0417533453

Key Features:

- Approx. 21 acres only 5km\* from Cowra CBD
- Multiple dwellings including Japanese-style chalet, guest house & cottage
- Flexible accommodation for extended family, guest stays or tourism use
- Established appeal for short-stay income potential
- Unique character and strong regional tourism positioning
- Ideal for lifestyle buyers, investors or tourism operators

Offering a rare blend of lifestyle, income and individuality, this is a property that stands apart in the Cowra market and presents a genuine once-in-a-generation opportunity...

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 21 acres
- Bedrooms: 16
- Bathrooms: 6
- Double garage
- Double carport
- Floorboards

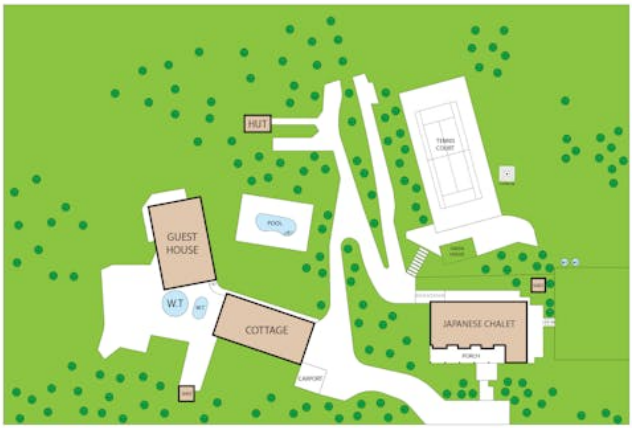








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**Blue Gum Farm**  
22 Anderson Ln, Cowra

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.