



## 167 Cultowa Lane (Billimari), CANOWINDRA, NSW 2804

Comfortable Home with Picturesque Views, on 4.15Ha\*

**4.15 hectares, 10.25 acres**

Set on approx. 11 acres, 167 Cultowa Lane offers a relaxed rural lifestyle with plenty of space to enjoy and a picturesque outlook over Billimari.

The home is neat, comfortable and ready to go, with three bedrooms and two bathrooms making it ideal for families, downsizers or anyone chasing a bit more room to move.

There's no shortage of shedding here either, all lockable, a recently built shed fitted with electric roller doors, making it perfect for machinery, a workshop or secure storage.

The land is well set up for grazing, with three dams and good rainwater storage already in place, giving you a practical and manageable small acreage.

A tidy property with great bones, plenty of infrastructure and views to match-ready for its next owners to move in and make it their own

**TYPE:** For Sale

**INTERNET ID:** L40570534

**SALE DETAILS**

**Price Guide \$620,000 - \$650,000**

**CONTACT DETAILS**

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

**Scott Catlin**  
0403968384

For more information or to arrange your inspection contact listing agents Scott Catlin 0403 968 384 or Adam Gambrill 0417 533 453.

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.

\*Approximately

- Land Area 4.15 hectares
- Bedrooms: 3
- Bathrooms: 2

## HOMESTEAD

Bedrooms	3
Bathrooms	2



