



16 Flannery Road, WYANGALA, NSW 2808

'Kia Ora' - 54* Acres of River, Views and Relaxed Country Living

21.85 hectares, 54.00 acres

Set on 54* acres, 'Kia Ora' at 16 Flannery Road, Wyangala offers the kind of lifestyle that brings together space, water and convenience.

The home is warm and comfortable, featuring three bedrooms, two bathrooms and generous living areas-ideal for family and friends to come together. A wrap-around veranda captures the best of the property, with 360-degree views stretching across the land, out to the Lachlan River, the dam wall and the wider district.

Well equipped for both lifestyle and practicality, the property includes ample shedding for boats, caravans and farm equipment. Fencing is in good order, and with reticulated water pumped from the river to a header tank, plus a basic set of sheep yards, running livestock is simple and manageable.

This is where the lifestyle really shines spend your mornings waterskiing, afternoons fishing, and evenings relaxing by the river or heading up to the Wyangala Country Club for a warm meal and a cold drink. With the boat ramp under five minutes away and

TYPE: For Sale

INTERNET ID: L40571050

SALE DETAILS

Price Guide: \$950,000 - \$1,050,000

CONTACT DETAILS

Elders Emms Mooney

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02 6331 0744

Scott Catlin
0403968384

local facilities just around the corner, everything is within easy reach.

With 400* metres of Lachlan River frontage, 'Kia Ora' stands out as a rare opportunity to secure a true lifestyle property where weekends feel like holidays and the pace of life is yours to set.

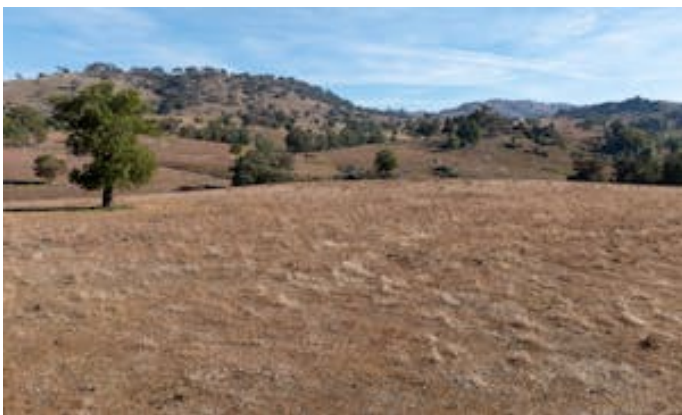
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

* Approximately

- Land Area 21.853025 hectares
- Bedrooms: 3
- Bathrooms: 2

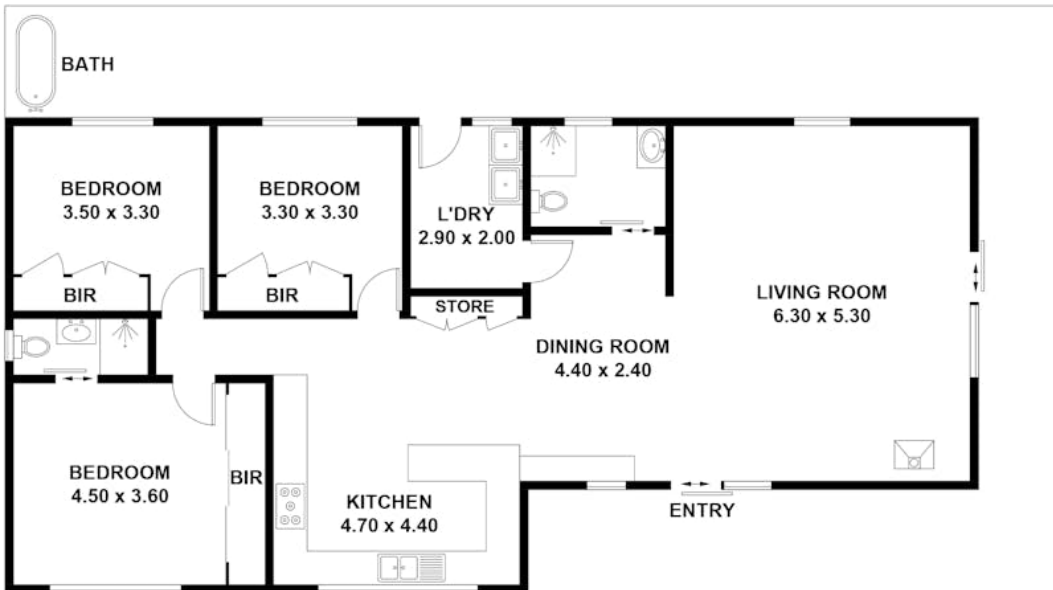
HOMESTEAD

Bedrooms	3
Bathrooms	2









Address
SQM

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.