

22 Anderson Lane, COWRA, NSW 2794

A Rare Lifestyle & Tourism Opportunity Just Minutes from Cowra

8.50 hectares, 21.00 acres

'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.

TYPE: For Sale

INTERNET ID: L40841013

SALE DETAILS

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

CONTACT DETAILS

Elders Emms Mooney

152 William Street
Bathurst, NSW
02 6331 0744

Adam Gambrell
0417533453

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.

Key Features:

- Approx. 21 acres* only 5km* from Cowra CBD
- Unique multi-dwelling property including Japanese-style chalet, guest house & cottage
- Flexible accommodation ideal for extended family living, guest stays, retreats, or tourism use
- Established appeal for short-stay accommodation and income potential
- Entertaining deck, multiple verandahs, swimming pool & BBQ/fire pit area
- Beautiful walking tracks throughout the property
- Approximately 300 established fruit trees including plums, nectarines, peaches, apples and pears
- Machinery shed plus ample onsite parking and dedicated car park area
- Water infrastructure includes unequipped bore, dam, rainwater storage, and town water connection
- Excellent fencing and established grounds
- Starlink internet connected
- Strong regional tourism positioning close to Cowra's renowned Japanese Gardens & Cultural Centre
- Ideal for lifestyle buyers, investors, retreat operators, or tourism ventures
- All homes are well appointed with furniture, appliances, cutlery, and crockery available for purchasers interested in a WIWO opportunity. A full list of inclusions is available upon request.

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 8.498398 hectares
- Bedrooms: 16
- Bathrooms: 6

HOMESTEAD

Bedrooms	16
Bathrooms	6

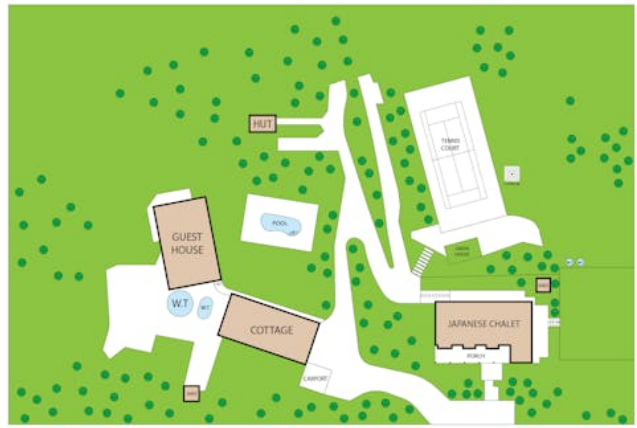








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Blue Gum Farm
22 Anderson Ln, Cowra

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.