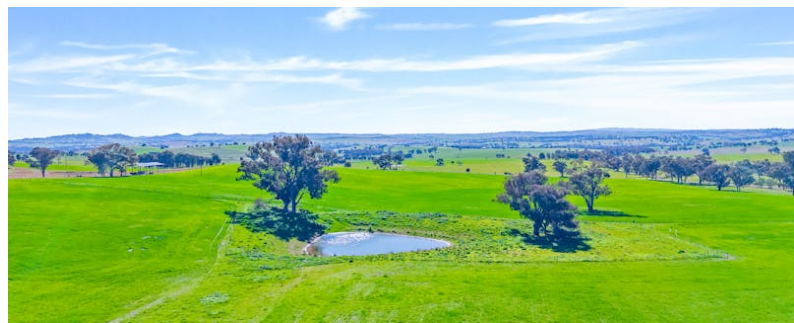




404 Kangaroo Flat Road, COWRA, NSW 2794

"Yalwuna" | 404 Kangaroo Flat Road, Cowra

178.06 hectares, 439.99 acres

There are very few properties that offer the combination of productivity, lifestyle and location that "Yalwuna" does. Comprising 440 acres and situated just over five minutes from the Cowra CBD, this is a genuine opportunity to secure a productive farm in one of the district's most tightly held locations.

Predominantly arable with productive grazing country throughout, 'Yalwuna' is well suited to a wide range of agricultural pursuits. Featuring approximately 130 acres of established lucerne, together with a productive and well managed history, the property is ready for its next chapter.

The heart of 'Yalwuna' is undoubtedly the homestead. Dating back more than 100 years, it sits proudly in an elevated position with an outlook that is simply outstanding. From the verandah you'll enjoy uninterrupted views north to Mount Canobolas, while throughout the property there are sweeping vistas across the surrounding countryside and the Lachlan Valley the sort of views that are hard to find and impossible to forget.

TYPE: Auction

INTERNET ID: L41884719

AUCTION DETAILS

10:30am, Friday August
28th, 2026

CONTACT DETAILS

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

Scott Catlin
0403968384

Water is supplied by an equipped bore with a 240-volt pump feeding a header tank, while the property is fenced into 10 paddocks with a combination of new hinge-joint and established netting fencing.

Whether you're looking to expand an existing farming operation or secure a productive rural lifestyle property within minutes of town, 'Yalwuna' is one of those rare holdings that offers the best of both worlds.

Property Features

- 440 acres (approximately 178.26 hectares)
- Just over five minutes from the Cowra CBD
- Predominantly arable country with productive grazing throughout
- Approximately 130 acres of established lucerne
- Extensive fertiliser, lime and chemical history
- Character-filled homestead over 100 years old
- Spectacular elevated homesite with uninterrupted views to Mount Canobolas
- Stunning district views across the surrounding countryside and the Lachlan Valley
- Equipped bore pumping to a header tank
- Fenced into 10 paddocks with a mix of new hinge-joint and established netting fencing

Properties that combine quality farming country with an outlook like this are becoming increasingly difficult to find. 'Yalwuna' offers an outstanding opportunity to purchase a productive holding where the views are every bit as impressive as the country itself.

For more information or to arrange your inspection, contact listing agents Scott Catlin on 0403 968 384 or Adam Gambrell on 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 178.061682 hectares
- Bedrooms: 3
- Bathrooms: 1



HOMESTEAD

Bedrooms	3
Bathrooms	1



