

1 Cudgelo Lane, Cowra, NSW 2794

Sold Lifestyle

Wednesday, 25 October 2023

1 Cudgelo Lane, Cowra, NSW 2794

Bedrooms: 4

Bathrooms: 1

Area: 47 m2

Type: Lifestyle



Josh Keefe
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Contact agent

Located 10mins* Cowra, 1hr* Orange, 2.5hrs ACT, 4hrs* Sydney "Grandvale" is a great opportunity for anyone seeking a highly productive, lifestyle property with river frontage within a 10min sealed road to Cowra CBD. The property is currently had 2023 canola, oats and wheat crops in, ready for new seasons crops. The high quality chocolate, alluvial river loam and rising red loam soils are highly suited for lucerne, cereals, oil seeds and vegetable production. Also highly suited to a livestock finishing. Key Features • 48.04ha (118acres*) • 445m Lachlan River frontage • 670m length, PVC irrigation main with 3" hydrant connection points • Highly suited for vegetables, lucerne, cereals, canola, and a large variety of hay/grain crops • Three phase, power equip irrigation site at the river • Machinery shed (18m x 12m) – 3bay, one enclosed bay with high clearance • Machinery/hay shed (12m x 7m) • Home offers 4-5 bedrooms plus an office, positioned on an elevated site with views to the river and alluvial flats. Home is currently tenanted for \$300/week. • Established mixed fruit orchard. • Multiple rain water tanks for house, sheds and troughs • Excellent access with 1.1km road frontage • 2 x titles (1 & 2 DP857953) • Fenced to 5 paddocks, currently sown to wheat, oats and canola which will be harvested late November • Brand new galvanised cattle yards with crush and loading ramp

COMPLETION : The owners are open to a longer settlement period, to assist parties that may need to sell in order to purchase IRRIGATION WATER ENTITLEMENT Available for separate purchase being 270units (GS) Upper Lachlan River at current market value, for the time of purchase*approx. FOR SALE \$1,478,000 INSPECT BY APPOINTMENT LISTING AGENTS Josh Keefe 0436 926 866 josh.keefe@agriruralnsw.com Tess Chester 0488 640 283 tess.chester@agriruralnsw.com AGRIRURALNSW.COM – LEADERS IN RURAL PROPERTY SERVICES

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