

1166 Fish Fossil Drive, Canowindra, NSW 2804

Mixed Farming For Sale

Wednesday, 6 December 2023



1166 Fish Fossil Drive, Canowindra, NSW 2804

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 121 m2

Type: Mixed Farming



Chris Kinsela



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Price on Application

Canowindra Real Estate are pleased to present this exceptionally versatile rural property to market. Bindaree is situated in a highly regarded and sought after agricultural district known for its high-performance agricultural enterprises including hay, cereal cropping and livestock. The extensive infrastructure provides an excellent opportunity for the purchaser to continue with the production of plants and/or vegetables. The magnificent Belubula River Flats are self-watering and backed up by irrigation licenses. The total area is approximately 121 ha – 303 acres and includes:

- 23 ha self-watering river flats
- 16 ha arable irrigation country
- 60 ha arable grazing and cropping country
- 10 ha rockier grazing country
- 12 ha non-commercial vineyard and olive grove

The magnificent family homestead features five bedrooms, three bathrooms with established gardens and elevated views over the countryside. The master is impressively large with doors opening out to the verandah and includes split system aircon, woodfire, walk in robe and generous ensuite with double vanity and spa bath. Other key features include:

- Open plan kitchen with huge walk in pantry
- Spacious living area
- Built in robes to all generous sized bedrooms
- Billiard-games room or entertaining area
- Alfresco dining area overlooking the 10m x 3m salt chlorinated inground swimming pool
- Double garage with office and bathroom
- Four wood fires providing excellent heating plus reverse cycle aircon

Infrastructure includes:

- Large steel hay shed
- 5 bay Machinery shed with concrete floor and power plus another 3 bays with elevated flooring
- 3 x 20 tonne grain silos
- Large 60m x 30m greenhouse with elevated growing tables
- 2 x smaller greenhouses
- 2 x growing sheds
- Pump and filtration system for watering

Water:

- Bore – 192 meg high security license currently delivering 8 litres/second
- River – 252 meg general security license
- 6" PVC water main routed through property

“Bindaree” is centrally located to access business, shopping, service industries, educational, health and recreational facilities. Canowindra is a 10 min drive, Cowra 40 mins, Orange 60 mins, Forbes 45 mins and Parkes 50 mins. Detailed information memorandum available on request outlining all particulars. Inspections by appointment. Do not miss out on securing “Bindaree” and this wonderful opportunity.