

# 121 Moss Road, Cowra, NSW 2794



## Sold Lifestyle

Sunday, 24 September 2023

121 Moss Road, Cowra, NSW 2794

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Area: 128 m2**

**Type: Lifestyle**



Josh Keefe

0263411181

## Contact agent

Located 20mins\* Cowra, 1hr\* Orange/Bathurst, 2.5hrs\* Canberra, 4hrs\* Sydney"Woodford" 121 Moss Road Cowra is a picturesque property, with a mix of steeper timbered country, that provides a stunning setting for horse riding and lifestyle hunting activities, accompanied by some 162Ac\* of open, fenced grazing & farmable country at the front of the property. The secluded family home has district views, swimming pool & excellent cattle + equine infrastructure!KEY FEATURES• 128.2ha - 316.78acres\*• Timbered lifestyle country 153ac\* + Open farming/grazing country 162ac\*• Modern, Brick 4 bedroom plus home office, and two bathrooms• NBN internet connected, ideal for anyone working from home• Open living & dining room, to the modern kitchen with quality appliances• Second living space, also with great views, central fireplace for both living spaces, both rooms with ducted air con + R/C air• Two, renovated bathrooms, main bedroom with ensuite & walk-in wardrobe, French doors which open out to the veranda & pool area• Outdoor entertaining area adjoins the salt water chlorinated swimming pool• DLUG with additional double carport • 6KW solar system (2022 fitted) being a great power cost saver• 50x20m equine arena / large levelled area with excellent tree shelter • Large machinery/vehicle shed (26x12m) with bathroom, shower, toilet & basin• 3 x indoor stables plus 1 outdoor stable & 2 x bays storage• Horse wash down bay• 120,000ltr rain water storage• Chicken pen & a variety of established fruit & citrus trees • 2 spelling paddocks with shelters + 9 main paddocks • 91acres\* of higher quality arable country, with a good body of native grass, clovers• Steel cattle yards (50hd), new crush, covered working, flood lighting, loading ramp. Has carried up to 50hd of cattle. Owners comfortably run 30 cows & calves per year• 5 dams, 1 dam provides head pressure to a tank, reticulated to troughs/garden, while a pump on a dam used to also supply water to the header tank. A pump could be re fitted, if required. • 1km of creek frontage. Lovely creek frontage water holes • Cowra council rates \$302pq rates \*approx.FOR SALEJosh Keefe 0436 926 866 josh.keefe@agriruralnsw.comTess Chester 0488 640 283 tess.chester@agriruralnsw.com