

154 Elouera Road, Cowra, NSW 2794



Other For Sale

Tuesday, 30 April 2024

154 Elouera Road, Cowra, NSW 2794

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 21 m2

Type: Other



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\$1,465,000

The modernised, brick family home is set with an elevated position with views over the highly productive lucerne flats and significant creek frontage with permanent water supply! Located 5mins* from Cowra, 2.5hrs* from Canberra & 3.5hrs from Sydney

Key features

- 21.353ha (52.76acres*)
- 900m frontage to Waugoola Creek with permanent water supply & fishing spot
- High quality red loam soils with 20acres* of alluvial creek loam flats
- Large brick, family home, with a double lock up garage, and landscaped lawns/gardens
- Three large living and dining rooms. Main family room is complete with R/C air conditioning, wood fire, open plan to the modern kitchen, complete with a large breakfast bar, wall oven and dishwasher. All living rooms open out to various veranda's with lovely views out of the property.
- 4bedrooms, main bedroom with a walk in wardrobe, ensuite bathroom, R/C air conditioning and a bay window with garden views
- Large 18 panel, 5.5KW solar system fitted to the home
- Town water across the road, while the property has permanent creek water supply, the property also has bore water supply to a large 20,000gallon concrete water tank, supplying livestock troughs and pop sprinklers surrounding the home. The home also has a large 15,000gallon concrete rain water tank for substantial household use.
- Large 19x9.5m machinery shed (3bay) one bay lock up, concrete floor and power connected, along with an additional 6x8m vehicle/plant covered shed area
- Steel cattle/equine/sheep working yards, with a head bale and loading ramp, along with a basic shed for shearing and power connected
- The land is fenced to 7paddocks along with a predominantly dual frontage paddock, with 900m of Waugoola Creek frontage
- The property is highly suitable for livestock grazing and prime lucerne hay production, as the owners currently use the property. 7acres of prime lucerne sown within two areas of the alluvial creek flats

The property has three individual titles and can lend itself the ability for building a further home.

LOT 712 DP597239 & LOT 70 DP750377

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