

**154 Patterson Lane, Gooloogong, NSW 2805**



**Lifestyle For Sale**

Tuesday, 21 November 2023

154 Patterson Lane, Gooloogong, NSW 2805

Area: 131 m2

Type: Lifestyle



Andrew Molloy  
0427426888



David Fagan  
0418208021

**\$720,000**

Flemings Cowra is pleased to present 154 Patterson Lane, Gooloogong to the market for sale. A large 131Ha (323.70 acres)\* lifestyle paradise, ideal for all sorts of outdoor fun - trail bike riding, hunting, bushwalking or just chilling out and being surrounded by nature. Features Include:- 131Ha (323.70 acres)\* with building permission (STCA)- Solar system with 18 panels and battery storage- 12KVA diesel generator- New four bedroom DA approved kit home (not constructed)- Caravan with reverse cycle air conditioning, shower and toilet with electricity supplied via the solar system- As new sheep yards- Land ranging from grazing flats and steep hilly areas through to thick timbered country. Located 15km\* from the village of Gooloogong with a friendly pub offering a great place for a meal and a cold drink and 39km\* to Cowra makes this property situated conveniently to all services and supplies you may need whilst being located in a quiet and tranquil place. For further information call Flemings Cowra. All information contained here is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.