

233A Morongla Road, Cowra, NSW 2794



Sold Lifestyle

Thursday, 21 September 2023

233A Morongla Road, Cowra, NSW 2794

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 15 m2

Type: Lifestyle



Josh Keefe
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\$1,020,000

Located 18mins* Cowra, 2hrs* Canberra & 4hrs* to Sydney

KEY PROPERTY FEATURES

- 15.75ha – 38.9 (acres*)
- Sealed road frontage to the property
- Large country veranda's with an North/Eastern, picturesque farming outlook
- Lovingly restored, classic features through the home, with high decorative pressed tin ceilings, lovely timber picture rails, leadlight windows, formal fireplaces and polished timber flooring.
- The home provides 4bedrooms, while the home accommodates a self-contained living quarter 'if required', ideal for extended family and friends to stay
- The bedrooms have lovely, polished timber floors, decorative ceilings, leadlight windows, while the main bedroom has ample built in wardrobes and an ensuite bathroom
- A very charming open plan living and dining space, is complete with polished floors, built in bookcase and reading seat, woodfire and opens to the veranda
- The new, sleek kitchen offers a stainless steel oven, gas cooktop, spacious open plan dining area with polished timber floors, decorative high ceilings, cleverly extending through to a further room with a porcelain feature sink with a garden outlook
- Full family bathroom, ensuite and third external toilet
- Ducted reverse cycle air conditioning through the home, with the addition of R/C split system, woodfires
- Rainwater tanks are fitted to the home, while dam and well water are pumped to a substantial 100,000ltr+ concrete rain water tank, providing ample garden and livestock water supply, in addition to two excellent dams.
- Predominantly fenced into two main paddocks
- Various workshop, storage sheds are provided
- Lock up grain storage shed, with concrete flooring and power fitted with high roof clearance
- Large hay/machinery shed
- 2 x flat bottom silos offer excellent storage

The Marryongla' Est in 2018 is a charming, 100yr old timber shearing shed, lovingly restored and now operates as a wedding venue business. All items are included with the sale, as well as 3 x booked weddings as instant, short term income. The new owner can continue the business thereafter or not, to their interest. In addition, is a lovely timber lined building.*approx.

LISTING AGENTS Josh Keefe 0436 926 866 josh.keefe@agriruralnsw.com Michael Kennedy 0497 288 726 michael.kennedy@agriruralnsw.com Tess Chester 0488 640 283 tess.chester@agriruralnsw.com

Disclaimer:
Purchasers should rely on their own advice.