

# 2864 Lachlan Valley Way, Lake Cargelligo, NSW 2672



## Sold Acreage

Friday, 19 January 2024

2864 Lachlan Valley Way, Lake Cargelligo, NSW 2672

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 10**

**Area: 30 m2**

**Type: Acreage**



Averill Berryman



Craig Tyack  
0428729167

## Contact agent

It's the lifestyle choice you've longed for - wow factor 10! A complete rebuild from the ground up, this home is virtually brand new, and the location is truly magical! 76.5 acres of riverfront with free access for stock and domestic water use. This property affords complete privacy with the nearest neighbor miles away! The only noise you will hear is your own. Imagine the great family times to be had down by the river, swimming, fishing, BBQ's or merely contemplating life! Surrounded by lush lawn and great big shady trees, this stylishly functional home features open plan living, kitchen and dining room, 3 roomy bedrooms, new modern bathroom, wrapped by a big shady verandah and topped with 24 solar panels. It is nestled on possibly the nicest block of land around, just a 20 minutes' drive via sealed road to Lake Cargelligo, school bus to the front gate available. The paddock is level and suitable for irrigation, pipes provided. River pump (6" centrifugal pump) with an extra 5 meg irrigation license negotiable if desired. There is a sensational veggie patch and a greenhouse, chook yard and an old shearing shed, silo and hayshed as well as a large shed with 6 bays so plenty of parking. This is the stuff dreams are made of, so seize the opportunity to snap up this rare to market property whilst available, call today to arrange your inspection.\* 30.99Ha (76.5ac)\* Absolute riverfront\* 13,500 & 6,000lt rainwater tanks\* 24 Solar Panels\* 5kw Solar inverter\* Cypress Pine Cladding\* Woodfire\* R/V Air Con\* Open Plan living\* Total refurb inside\* River Pump\* Powered shed, 6 bay\* Greenhouse\* Chook yard\* Shearing shed (old)\* Hay shed\* Silo