

**339 South Bowan Park Road, Orange, NSW 2800**



**Sold Cropping**

Friday, 6 October 2023

339 South Bowan Park Road, Orange, NSW 2800

**Bedrooms: 4**

**Bathrooms: 1**

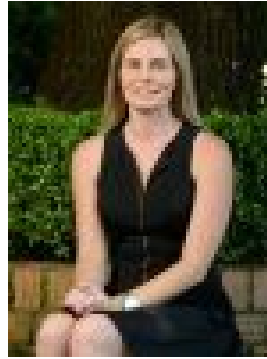
**Parkings: 2**

**Area: 76 m2**

**Type: Cropping**



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## Contact agent

This is a truly unique opportunity to own a beautiful piece of cropping land, 187 acres complete with a 4 bedroom home, sheds, and plenty of paddocks. Whether you're looking for a peaceful rural retreat or a working farm, this property has it all. Previously operating as a brewery, the large commercial shed gives the option for many different business ventures. Located 35km from Orange in a sought after area, properties like this do not hit the market often. This is an exceptional property that offers the best of rural living. If you're looking for a beautiful farm with a comfortable home, sheds for your equipment, and paddocks for your animals, you've found it. Contact us today for your personal inspection. Auction Thursday 9th November at 12pm. FEATURES:- 4 bedroom home - Modern kitchen with ample storage space and stainless steel appliances- Reverse cycle heating and cooling- Wood fire - Renovated bathroom with neutral colour tones- Established trees and gardens, including a variety of fruit trees- Chook pen - Water tanks totaling 250,000L, plus 25,000L tank connected to the hay shed- Kids motor bike track - 12 Large paddocks plus 2 smaller size paddocks perfect for horses- Multiple sheds including; large machinery shed, hay sheds, storage shed and 498sqm commercial shed with 100kw 3phase power, water and 50kw commercial solar system - Sheep yards- Water license - 50 MG - Well with pump- 4 x 55t grain silos FAST FACTS:- Land size: 187.8 acres - House size: 157 sqm- Rates: \$508 per quarterDISCLAIMERAll information (including but not limited to the property areas, floor size, price, address and general property description, opinions and/or articles) on the McGrath website is provided for general information and/or educative purposes only. The content does not constitute professional advice (be it of a legal, financial or taxation nature) and should not be relied upon as such.