

**42 Lachlan Waters Road, Wyangala, NSW 2808**



**Sold Lifestyle**

Wednesday, 28 February 2024

42 Lachlan Waters Road, Wyangala, NSW 2808

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 2 m2**

**Type: Lifestyle**



Scott Penning  
0415576646

**\$265,000**

Hobby farm of just over 6.2 acres or 2.52 hectares this block comes with a building entitlement to build a permanent residence. Currently there is a weekender cabin with electricity connected, from the cabin you have spectacular views to the hills and Wyangala dam as it sits at the high point of the block and is accessible by 4 wheel drive. The cabin has 4 rooms consisting of kitchen, bathroom, lounge room, and large bedroom and in the cabin is a fully functional kitchen with accessories and bathroom. The block is fully fenced, and the current owners have planted numerous fruit trees up near the cabin including almonds, chestnuts, citrus and there are also over 120 grapes vines planted. The cabin comes with many accessories and on site there is a shipping container in very good condition and many building materials for future expansion on the site. There is also a composting toilet, and water tanks which can be filled with water from the Lachlan river. There is a large vegetable garden near the cabin and screening and windbreak trees have been planted. As a landowner in this estate you will have access to water supply from the pristine Lachlan River through the water supply company that was formed to provide water to the land owners within this estate. There is plenty of potential on offer here to build a full-time residence or maybe just to update the weekender cabin and turn into your dream of having a rural retreat home. Lachlan Waters Estate area offers a getaway spot for fisherman, campers or 4 wheel drive enthusiasts who would like a place to escape and enjoy the peace and freedom of their own rural block. The property sits approximately 5 km to Wyangala Waters State Park with elevated views to look out on the world from this getaway cottage. This retreat is perfect for recreation enthusiasts and weekend campers seeking a spot spend your weekend away from city life. Block size 2.52 hectares Call now for more information, Scott Penning - 6342 3344 James P Keady Pty Limited - A Family Company since 1912

**DISCLAIMER:** All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. Interested parties should rely on their own legal advice and the accuracy of the contract.