

# 5097 Olympic Hwy Koorawatha via, Cowra, NSW 2794



## Lifestyle For Sale

Friday, 29 March 2024

5097 Olympic Hwy Koorawatha via, Cowra, NSW 2794

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 27 m2

Type: Lifestyle



Dick Cummins  
0438299446



James Brown  
0407491898

## **Auction (If Not Sold Prior) 26th April 2024**

"Wharee", a lovely parcel of land, waiting for a breath of fresh air to transform it to the Paradise it can be. Located 8 klms from Koorawatha, 22 klms from Cowra & 50 klms from Young, this holding has huge potential & something for everyone in the family. Features of the property include:- Approx 67.5 acres of productive land bound by Crowther Creek of 2 sides and well fenced on the boundaries- 3 bedroom brick veneer home approx 1960's, comes with reverse cycle air con, wood heating and evap cooling- Modern kitchen and bathroom, dining adjacent to kitchen & lounge, large pantry, sun-room across the back- Double colourbond garage & carport adjoins the large outdoor entertaining area at the rear of the house- All modern conveniences, power, town water, mail service, school bus and tar sealed road to the front door- Separated into 4 paddocks (in need of repair) 2 smaller holding paddocks as well as fully fenced house yard- 2 Open bay machinery sheds, enclosed workshop with power, old brick dairy building, smaller utility shed adjoining the stockyards with ramp as well as a round yard for horses"Wharee" can be an income producing investment, small intensive animal stud, lucerne block or just for you and the family to enjoy out of town and on your own. For further information or to arrange an inspection, call Dick Cummins 0438 299 446 or James Brown 0407 491 898. Please Note: Whilst all care has been taken by Ray White Young to ensure accuracy in preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.