

808 Mount Mcdonald Road, Wyangala, NSW 2808



Sold Lifestyle

Friday, 25 August 2023

808 Mount Mcdonald Road, Wyangala, NSW 2808

Bedrooms: 1

Bathrooms: 1

Area: 102 m2

Type: Lifestyle



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\$550,000

Located 7mins* to Wyangala waters! 30mins* Cowra, 2.5hrs* Canberra & 3.5hrs* to Sydney "Kraken View" as the name suggests, has a Kraken View for miles & miles, with the most amazing sunsets. The land has a lovely off grid weekender, ready for you to enjoy while the land also has a building entitlement, if the plan is to build/live at the property full time. GENERAL FEATURES • Sealed road frontage to the front gate • A central driveway, lets you climb to the top of the property, where the weekender is privately positioned toward the rear of the land • 3 flat pads exist for future use/building • The owners have had several dams built through the property, while a seasonal spring fed gully/creek runs through the land • The owners have newly fenced two paddocks, suited for sheep and or cattle • The property has always had excellent wild goats roaming on the land, suiting hunters and or catch/re sale for profit WEEKENDER • 10 panel solar system fitted, 2600 watt / 3000watt converter with 6x heavy duty gel batteries • Instantaneous gas hot water system fitted • The weekender has a large, open plan living and dining space, complete with large windows that take in the district views. A sliding glass door opens out to a timber deck, while the living space has a woodfire • The kitchenette with stone benchtop, 4burner gas cooktop and inverter fridge • 1 bedroom, with ensuite style bathroom, with a clever access point from the living space • Weekender comes fully furnished • 20 foot container adjoins the weekender, that was planned to convert for an additional bedroom • Two rain water tanks totalling 12,000ltrs* BUILDING ENTITLEMENT • The land is permissible to build a permanent home (subject to full approval with Cowra council) A local resident runs cattle on the front portion of the land without any formal lease agreement. This generates \$3,000*pa which may be ideal for additional income for a new owner also.*approx. FOR SALE LISTING AGENTS Josh Keefe 0436 926 866
josh.keefe@agriruralnsw.com Tess Chester 0488 640 283 tess.chester@agriruralnsw.com AGRIRURALNSW.COM – LEADERS IN RURAL PROPERTY SERVICES 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.