

"Avondale" 306 Cowriga Road, Spring Hill, NSW 2800 **RayWhite**

Lifestyle For Sale

Tuesday, 26 March 2024

"Avondale" 306 Cowriga Road, Spring Hill, NSW 2800

Bedrooms: 6

Bathrooms: 2

Area: 110 m2

Type: Lifestyle



Kurt Adams



Stephen Townsend
0427631957

Upcoming Auction - 9th May 2024

"Avondale" offers a unique opportunity to invest in prime agricultural and lifestyle real estate in the heart of the Central Tablelands. Boasting heavy, rich red Basalt soils, this 273.5-acre property is renowned for its breeding and fattening capabilities. Approximately 85% (230 acres) of the land is considered arable, providing ample opportunity for various agricultural pursuits. The property features strong grazing country, complemented by the presence of the permanent Cowriga Creek, 2 bores and 6 dams, ensuring reliable water access for livestock and irrigation needs. Situated at 306 Cowriga Road, Spring Hill, "Avondale" boasts convenient access to nearby towns and major cities. Its excellent, all-weather access to Orange via Cowriga and Spring Terrace roads, along with predominantly bitumen road access to Spring Hill, ensures both convenience and connectivity to urban amenities while preserving the serene rural charm of its surroundings. "Avondale" provides ample space for agricultural activities, making it an attractive investment opportunity in the vibrant Central Tablelands region. "Avondale" provides a well-maintained double-brick homestead, dating back to around the 1890's. With 5 bedrooms and 1 office, this residence offers both historical charm and modern comfort. Additionally, the property provides numerous other accommodation options to cater to various needs. Infrastructure is abundant on the property, with machinery sheds, hay sheds, and cattle yards, facilitating efficient farming operations. In summary, with its fertile soils, ample water supply, and well-maintained infrastructure, "Avondale" presents an ideal opportunity for agricultural and lifestyle investment in the highly regarded Central Tablelands region. "Avondale" is not just a property; it's an investment in a renowned district and region, offering both agricultural prosperity and a rewarding lifestyle amidst picturesque surroundings. Whether your interest lies in prime lambs, cattle, cereal cropping, or fodder production, "Avondale" is worthy of your inspection. For further information contact Kurt 0428 747 050 or Stephen 0427 631 957 today!