

'CULELA' 488 FRAGAR ROAD, Cowra, NSW 2794



Sold Lifestyle

Tuesday, 5 September 2023

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Bedrooms: 2

Bathrooms: 2

Area: 384 m2

Type: Lifestyle

Contact agent

Culela is an ideal property for the person who wants to get away from the hustle and bustle of city life and just wants to smell the flowers. The property boasts a comfortable Hardie Plank home and a modern shearing shed. Yes, there is plenty of work to do, but the rewards outweigh the effort. Under previous management Culela successfully ran 1000 fine merino wool sheep. This capacity could be increased greatly with the application of super phosphate. For the lover of native fauna & flora Culela ticks all the boxes.

LOCATION 30 kilometres west of Cowra
SERVICES School Bus Middle Creek Road
Mail Three per week at Middle Creek Road
Power 240-volt generator, Solar hot water
RATES Cowra Shire Council \$1384.00 RLP \$ 345.14
COUNTRY Approximately 360 acres open grazing (front Country) Approximately 70 acres open grazing (back Country) Approximately 522 acres timbered and open grazing
GEOGRAPHY Undulating to steep
PADDOCKS Twelve main paddocks Fencing is mainly netting in poor condition
IMPROVEMENTS Two-bedroom Hardie & Colour bond Hardie plank home Open plan timber kitchen/dining/lounge with slow combustion wood fire, gas stove, polished timber floor. Three-way bathroom & laundry Large bedrooms (one with built ins & ceiling fan) Carport Lockup garage with tiled bathroom & loft Modern two stand electric shearing shed (double catching pens, generator, sheep storage top & bottom, machinery storage) Old shearing shed Old timber sheep yards Old grain shed The house is powered by 240 volt generator and also wired for 12 volt
RAINFALL 650 mm - 26 inches
STOCK AND DOMESTIC WATER 11 dams 1 Spring feed Creek 2 Semi permanent creeks