

'Farinetta' 1223 Kangaroo Flat Road, Darbys Falls, NSW 2793



Sold Lifestyle

Thursday, 29 February 2024

'Farinetta' 1223 Kangaroo Flat Road, Darbys Falls, NSW 2793

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 35 m2

Type: Lifestyle



Adam Gambrell
0417533453

\$1,000,000

'Farinetta', a beautiful lifestyle property situated approx. 16 minutes to Cowra via sealed road, 1hr 20 min to Orange/Bathurst, 2.5hrs to Canberra & 4hrs to Sydney*. Positioned on a well improved 88 acres* (35.44 hectares), the renovated three bedroom home & vast improvements offers buyers the opportunity for a relaxed rural lifestyle. With its excellent shedding, ample water (spring fed dam & tank water) supply, and rural surroundings, this property truly embodies the perfect blend of country lifestyle and modern convenience. The property is also conveniently located just 20 minutes from Wyangala Dam which is popular for fishing, boating & camping all year around. 'Farinetta' presents a rare chance for a growing family, hobby farmer or anyone wanting to downsize to smaller acreage. Key features to the home include: • Spacious three bedrooms with built in robes • Modern bathroom with shower over bath, vanity & toilet • The tidy laundry boasts a second shower & toilet • New kitchen with stone benchtop, gas cooktop, electric oven & dishwasher • Rear covered patio perfect for entertaining family & friends • Woodfire, split system heating/cooling & ceiling fans throughout • Fenced house yard with established gardens, fruit trees & chook run. Key features to the property include: • 88 acres* (35.44 hectares) with excellent internal & external fencing • 9.5m x 9.5m shed with 3m remote roller doors, lights, power & mezzanine storage • 10m x 6m garage with two roller doors, power & lights • Approx. 90% arable with pasture improved native grass & clover coverage • Approx. 76,000L of rain water storage across two tanks • Various troughs for stock water via 38,000L header tank • Large, reliable spring fed dams & solid annual rainfall • Separated into 6 individual paddocks with internal fencing & laneway • Steel sheep yards, loading ramp & holding yard • Owners currently running approx. 150 ewes pa. The current owners have meticulously improved and maintained the property during their tenure and it is now ready for you to reap the benefits of their hard work. This lifestyle property/small farm offers it all & properties like this rarely present themselves to the market. Do not miss out on securing 'Farinetta'. For more information or to arrange a private inspection, contact listing agent Adam Gambriil today. Adam Gambriil 0417 533 453 adam.gambriil@elders.com.au 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.