

# 'Graham' 2 Reids Flat Road, Cowra, NSW 2794



## Other For Sale

Friday, 26 April 2024

'Graham' 2 Reids Flat Road, Cowra, NSW 2794

Bedrooms: 1

Bathrooms: 1

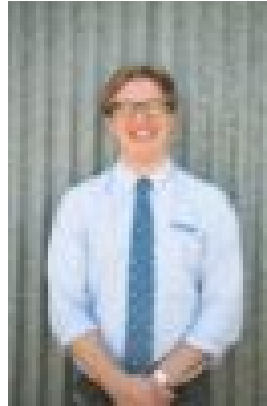
Parkings: 2

Area: 1116 m2

Type: Other



Richard Fleming  
0458797193



Justin Fleming  
0429820389

## **\$8,000,000 Negotiable**

Flemings is pleased to present 'Graham' 2943 Reids Flat Road, Cowra to the market for sale. Consisting of 1,116 hectares\* (2,760 acres)\* of granite-based soils, from steep hills to undulating country. Ideal for grazing and fattening with some flats that could be pasture improved or sown down to crop. The property is watered by spring fed dams and seasonal creeks with over 30 paddocks. Fencing is in good condition, consisting of hinge joint, barb and plain wire. Constructed on the property is a four-bedroom home with two bathrooms, formal living and dining as well as dining area off the kitchen. The house presents well with established trees and gardens. Features; Steel sheep yards with loading ramp. • Second set of sheep yards. • 32m\* x 32m\* lockup shed. • Two car, lock up garage. • Double carport. • Hay shed. • Three stables. • 32ft\* x 30ft\* machinery shed. • 60ft\* x 20ft\* machinery shed. • Three stand shearing shed. A large scale property in a highly held region offering reliable rainfall with room to to improve. \* = Approximately All information contained here is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.