

'Kalangadoo' 15 River Park Road, Cowra, NSW 2794



House For Sale

Wednesday, 17 April 2024

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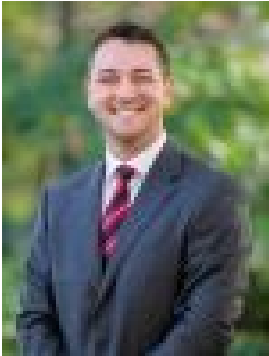
Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 1 m2

Type: House



Caley Mok
0437007303



Adam Gambrill
0417533453

By Negotiation

Set on private 3.92 acre* battle-axe block, 'Kalangadoo' is a delightful small acreage home that is being offered for sale for the very first time. Built in 1993 and providing complete privacy just minutes away from Cowra's CBD, here lies a rare opportunity for those looking for a quality home with peaceful surrounds. Internal property features:- Master bedroom with walk in wardrobe, ensuite, spa & parents retreat- Three additional bedrooms, each with built in wardrobes- Timber kitchen with walk in pantry & electric appliances - Formal living/dining with open fireplace & family/sitting room- Rumpus room with sliding doors, gas heating & split system a/c- Three-way main bathroom with separate shower & bath- Internal laundry & three-door linen cupboard- Ducted evaporative cooling throughout- The internal floor space is 215sqm* External property features:- Full-wrap around veranda with summer North/South awnings- Covered concrete area, perfect for entertaining guests- Fully lined (12x6m*) sewing room with split system a/c, toilet & plumbing- The sewing room is a flexible space that can be converted to a granny flat - Garage (12x6m*) with three-phase power connected, attached to the sewing room- Barn shed (9x9m*) front & back high clearance roller doors & power connected- 19x8m* Four bay machinery carports (19x8m*) & two bay double carport (6x6m*)- Two garden sheds, hoses, 15x solar panels, & taps/irrigation throughout- Tree lined driveway with established grounds & various fruit trees throughout - Fully fenced block on 3.92 acres* or 1.59ha hectares* Other important information:- Town water mains connected- Town sewer mains connected- Council waste & recycling services- Electric hot water system (415L)- Land rates: \$2,608 per annum*- Zoning: Large Lot Residential This beautiful home has been cherished by the owners for almost three decades & now is the time for new loving owners. If gardening, wildlife & the peace of nature is the lifestyle that you desire, this home is the perfect choice. Your inspection of this home will be worthwhile to appreciate all that is on offer with this property. To arrange your viewing, or for more information, contact listing agents today. 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.* approximately