

'Kalavista' 20/444 Rivers Road, Canowindra, NSW 2804



Lifestyle For Sale

Friday, 5 April 2024

'Kalavista' 20/444 Rivers Road, Canowindra, NSW 2804

Bedrooms: 6

Bathrooms: 3

Parkings: 6

Type: Lifestyle



Adam Gambrell
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By Negotiation

Positioned approx. 9 mins from Canowindra via sealed road, 25 mins to Cowra, 50 mins to Orange & 3 hr 40 mins to Sydney, 'Kalavista' offers a relaxed rural lifestyle with the added prospect of a supplementary income from this highly productive parcel of irrigated land. The property is privately positioned off the main road, within the community estate of 'Rivers Road Organic Farms' & is surrounded by vineyards, olive groves, fruit orchards & cellar doors. The entire property has been thoughtfully designed with sustainability in mind, the solar passive home is an eco-friendly straw bale and mud brick construction specifically designed to take advantage of the northerly aspect. The home is energy efficient, sunny, and airy and complements the quiet & chemical free environment. With tank water, bore water, solar power, fruit trees, a vegie patch & chook run, this property really does offer sustainable living. Excellent phone reception, high speed NBN connection and garbage services mean no compromises on modern conveniences, whilst the location offers easy access to amenities with everything at your doorstep. Key features to the home include:

- Spacious entertainer's kitchen with 900mm Ilve electric oven & gas cooktop, Tasmanian oak benches and large walk in pantry
- Red Gum timber island bench
- Three or potential four bedrooms with walk in robes
- Master bedroom with ensuite & walk in robe
- Main bathroom with shower, bath, vanity & toilet and adjoining laundry/mud room.
- Split system reverse cycle & slow combustion woodfire
- Double glazed cedar and aluminium windows & doors
- Raked ceilings with Velux opening skylights and stunning leadlights
- Enclosed sunroom off kitchen with stackable sliding doors perfect for entertaining family & friends

Key features to the unit include:

- Quality kitchen, Tasmanian Oak cabinetry and granite benchtop, with freestanding 900mm electric oven & gas cooktop
- Two spacious bedrooms with built in robes
- Open plan lounge & dining room with additional sunroom
- Double glazed cedar and aluminium windows & doors
- Split system reverse cycle & slow combustion woodfire
- Separate electrical sub meter ideal for tenancy
- Currently returning \$300 per week on a month to month lease

Key features to the property include:

- Certified organic since 1999
- 22.5 acres (9.01HA) Lot 20 being 1.25 acres & Lot 8 being 21.25 acres fenced into 2 paddocks for livestock management
- 1,050 Olive trees, Kalamata, Jumbo Kalamata, Oil Kalamata and Spanish Queen (2006), 70 Coratina Olive trees and 500 black walnut trees (2017), 55 Eureka lemon trees (2018). Options for table fruit or olive oil production.
- Fruit & nut trees are irrigated by the bore water via subsurface irrigation from 2 submains (2014).
- River/Bore water pumped to 5,000L header tank via community water scheme for home garden irrigation
- 5 bay garage with both single & three phase power. Split system reverse cycle and 10,000L rainwater tank. Large work benches and shelving.
- 45m² Cool room with pallet racking for storage
- 10KW solar system with quality Fronius inverter
- 120,000L concrete underground rainwater storage for home and unit
- 6m x 6m separate studio with ensuite, laundry and kitchenette which could become a home office with some modifications

Management Fees (2024): \$957.23 quarter • Council Rates (2024): \$282.47 quarter • Water (2023) \$651 pa

With award winning 'Rosnay' wines on your doorstep & the world-renowned Canowindra Ballon Festival in your backyard, this really is a unique opportunity to secure a lifestyle, not just a property. For more information or to arrange a private inspection, contact the listing agent today. Adam Gambrell 0417 533 453 adam.gambrell@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.