

30 Brookman Road, Canowindra, NSW 2804



Sold Lifestyle

Wednesday, 19 June 2024

30 Brookman Road, Canowindra, NSW 2804

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 17 m2

Type: Lifestyle



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Contact agent

Located 7 mins to Canowindra's main street, 30 mins to Cowra, 50 mins to Orange, 3 hrs to Canberra and 4 hrs 30 mins to Sydney. Welcome to 30 Brookman Road, Canowindra, NSW 2804. This 100% arable 42-acre estate is nestled amongst beautiful wooded grasslands, giving the best of highly productive farming country with the waterways and serenity of the public land on three sides. The property is equally well suited to hay production, calf fattening, horse owners or simply as a delightful hobby farm or nature retreat. The three-bedroom, two-bathroom homestead has loads of rural charm combined with practical living. Each bedroom is a sanctuary of space, featuring timber floors, walk-in wardrobes, and reverse cycle air conditioning, the master with ensuite. If three bedrooms isn't big enough, Cabonne Council approved a DA late last year to add a fourth bedroom and extra living space. There is the Tesla 2 battery solar system and 16 solar panels. The kitchen comes with a generous walk-in pantry/laundry, stainless steel dishwasher, and new 5-burner gas oven. The lounge is suited to multiple layouts or easily modified for open plan living, complete with an office nook, a warming woodfire perfect for those crisp evenings and reverse cycle air-conditioner. Outside there are lawns, gardens, & a large undercover entertaining area. Other features include excellent cattle yards, a wood shed, garden shed with power, dog run, chook run, fruit trees and a four-car lock-up garage with power. There is 40,000 litres of water stored at the house and the town water supply is connected. The land itself is divided into one 30-acre paddock & five smaller ones, plus the house paddock. The property also comes with a 30ML water license that is an untapped resource. In recent years the land has produced excellent teff/ lucerne hay and pasture fattened cattle. Seize the chance to cultivate your dream lifestyle at 30 Brookman Road, where tranquillity meets practicality in the beautiful expanse of Canowindra's countryside. FOR SALE - \$1,050,000 LISTING AGENTS Tess Chester | 0488 640 283 | tess.chester@agriruralnsw.com Josh Keefe | 0436 926 866 | josh.keefe@agriruralnsw.com AGRI RURAL NSW - LEADERS IN RURAL PROPERTY SERVICES 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. Interested parties should rely on their own legal advice and the accuracy of the contract.