

'Monterey Park' 76 Noonbinna East Road, Cowra, NSW 2794



Lifestyle For Sale

Sunday, 23 June 2024

'Monterey Park' 76 Noonbinna East Road, Cowra, NSW 2794

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 10 m2

Type: Lifestyle



Adam Gambrell
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By Negotiation

Located a mere 9 minutes to Cowra via sealed road, 1 hour 20 minutes to Orange/Bathurst, 2 hours to Canberra & 4 hours to Sydney. * (approx) 'Monterey Park' is a rare lifestyle/small hobby farm opportunity positioned minutes from the Cowra CBD. Boasting a renovated three-bedroom brick veneer home which is positioned on an arable 10.85 hectares* (26.8 acres*) of land that overlooks prime agricultural land. This property has been designed with equine, greyhound or hobby farming pursuits in-mind. Along with offering a sense of space & tranquility that can often only be found on much larger holdings. Key features include:

- Three bedrooms all with built in wardrobes and ceiling fans
- Central kitchen with ample storage/bench space & dining space
- Two living rooms with north facing front lounge & separate living room
- Evaporative cooling, split system reverse, and gas heating for year-round comfort
- Modern main bathroom with oversized bath, separate shower, vanity & toilet
- Renovated laundry, complete with shower and second toilet
- Established lawns, gardens & trees surrounding the home
- Well established Orchard with an abundance of fruit trees
- Double car garage with power & lights
- Town services including water, rubbish collection and mail delivery
- Divided into three smaller paddocks & one larger paddock
- Dog enclosures with separate yard and secure colourbond fencing
- Basic livestock yards & loading ramp

Opportunities to secure small acres this close to town are often sought but seldom found. To request a copy of the contract of sale, book your inspection, or learn more information, contact Adam Gambrell 0417 533 453.*approximatelyDisclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.