

# Lot 5 Canowindra Road, Canowindra, NSW 2804



## Lifestyle For Sale

Friday, 12 April 2024

Lot 5 Canowindra Road, Canowindra, NSW 2804

Area: 3 m2

Type: Lifestyle



Tess Chester  
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## Contact Agent

Located 12 mins\* to Canowindra main street, 19 mins\* Cowra, 1 hr\* to Orange, 2 hrs 30 mins\* to Canberra & 4hrs 35 mins\* to Sydney. Escape to the tranquil beauty of the countryside with this enticing 7.413-acre (approx. 3-hectare) parcel of land, ideally situated on Lot 5 Canowindra Road, Canowindra, NSW, 2804. Offering a rare blend of expansive rural charm and convenience, this acreage/semi-rural property presents a blank canvas for families, builders, and first home buyers eager to craft their bespoke country retreat. Nestled approximately 19 kms from Cowra, this location is not only desirable but offers the idyllic setting for a lifestyle filled with peace and natural splendour. The allure of small acreage on the edge of town, coupled with high demand, makes this an opportunity not to be overlooked. Fully fenced and boasting a building entitlement, the property is primed for development. Infrastructure is at the ready, with power and town water available at the boundary. The land itself features a north-westerly aspect and consists of level to gently sloping, all arable red loam soil, promising a fertile foundation for your country escape. Seize the chance to build within a coveted neighbourhood, where the promise of a country lifestyle meets the convenience of proximity to town amenities. Your dream home awaits amidst the rolling greenery of Canowindra. FOR SALE LISTING AGENT 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.